

DINEDOR

Neighbourhood Development Plan

2018-2031

Referendum Plan

March 2021

Contents

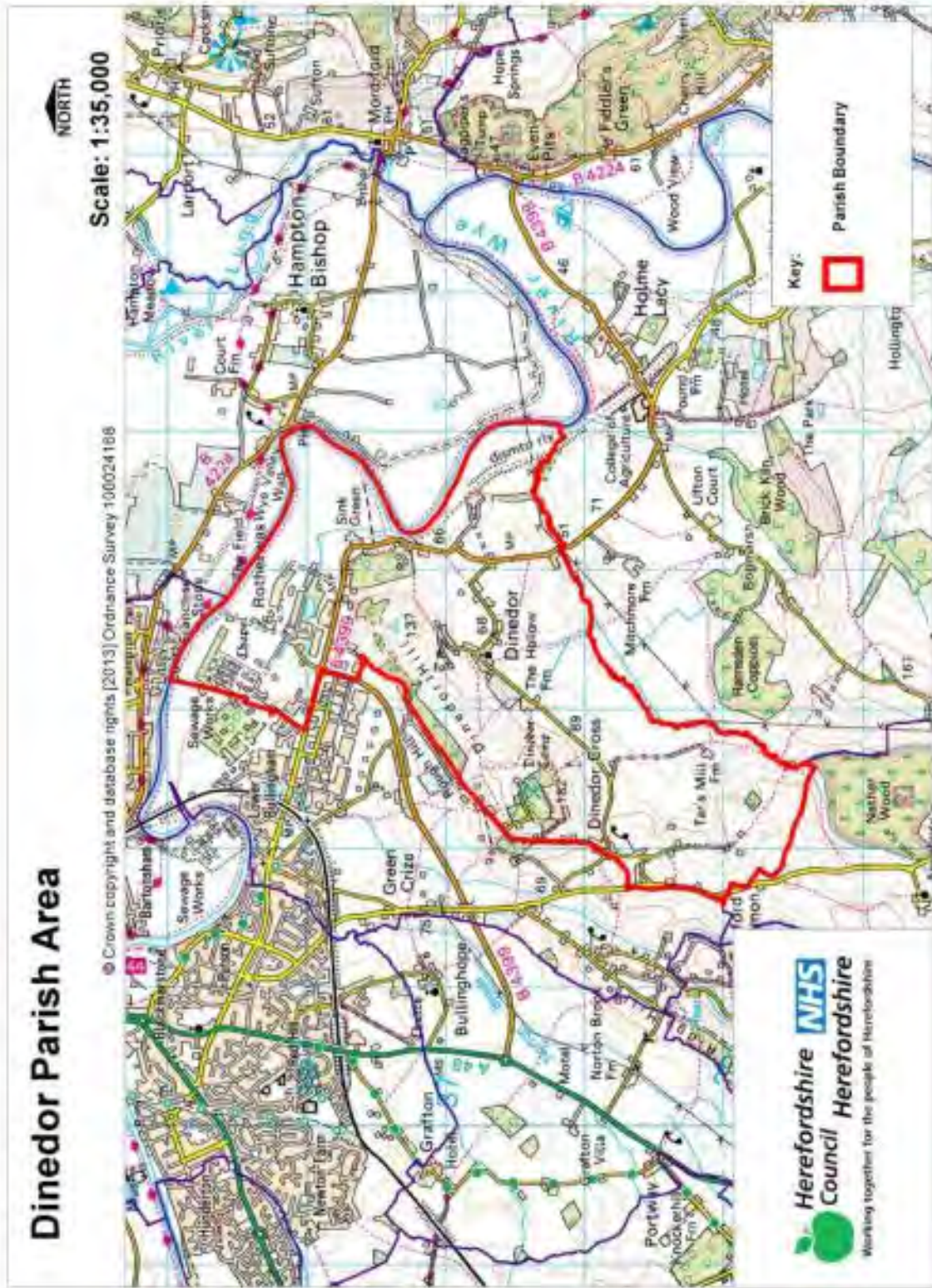
- 1 Introduction 5*
- 2 Why are we preparing a neighbourhood plan for Dinedor? 7*
- 3 How long will it take to finalise the plan? 8*
- 4 Key Issues 10*
- 5 Objectives and Policies 18*
- 6 Review and Monitoring 32*
- 7 Appendix 1. Parish Council Supporting Actions 33*

Our Vision for Dinedor Parish is to maintain its rural nature and to promote the health, well-being and sense of community of the residents.

To support this, all development in the parish should go forward in such a manner as to minimise the effect on the parish's current character and environment.

Figure 1 – The Dinedor Neighbourhood Plan Area

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1

Introduction

1.1 In August 2013 Dinedor Parish Council as a qualifying body decided to prepare a neighbourhood plan for the parish. Taking advantage of the power available to parish councils granted through the Localism Act 2011, the parish council applied to be designated as a neighbourhood planning area (Figure 1). This designation was approved by Herefordshire Council in October 2013. The parish includes the village of Dinedor, as well as a small number of houses to the east of the B4399, and, in the west, scattered housing on roads emanating from Dinedor Cross.

1.2 This is the referendum draft of the neighbourhood plan. If there is a “yes” vote in the referendum the neighbourhood plan will become part of the development plan for Herefordshire and will give local people more say on the future development of the area by helping to guide, control and promote development.

1.3 The neighbourhood plan is structured in the following way:

Chapter 2 – *Why are we preparing a neighbourhood plan for Dinedor?* sets out the background to the neighbourhood plan and describes why the Parish Council think it important we use this power.

Chapter 3 – *How long will it take to finalise the plan?* sets out the neighbourhood plan preparation process defined by government that we must follow to prepare a neighbourhood plan; and shows our intended timetable for getting through this process.

Chapter 4 – *Key Issues* describes the parish as it currently is and examines some of the key issues.

Chapter 5 – *Objectives and Policies* is the real “heart” of the document and sets out our draft objectives and policies for the parish.

Chapter 6 – *Review and Monitoring* describes how the parish council will keep the neighbourhood plan under review and monitor its effectiveness and appropriateness to meet its objectives.

- 1.4 The overriding thrust of this plan concerns the residential and rural areas of Dinedor. The parish council does not have influence over what takes place in those areas, such as Rotherwas Industrial Estate and Skylon Park, that fall within the parish boundary as these are overseen by Herefordshire Council. Therefore, generally speaking, when the plan talks about industry and industrial development, it is referring to the village and surrounding rural areas.

2

Why are we preparing a Neighbourhood Plan for Dinedor?

- 2.1 Neighbourhood plans are part of the statutory development planning system. Just as local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, parish councils can now help set planning policy by preparing a neighbourhood plan.
- 2.2 Neighbourhood plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 2.3 The parish council thinks this is an important right to exercise, and in 2013 the parish council applied as a qualifying body for the whole parish area (Figure 1) to be designated a neighbourhood planning area. Herefordshire Council approved this application in October 2013. Following designation, the parish council's steering group held a number of consultation meetings and events, an informal consultation, a formal Regulation 14 consultation and an updated Regulation 14 consultation in summer 2018. Herefordshire Council carried out the Regulation 16 consultation from 10th August 2020 to the 5th October 2020. The neighbourhood plan was independently examined and was considered to meet the basic conditions in February 2021. The plan now proceeds to referendum.

3

How long will it take to finalise the plan?

3.1 Neighbourhood plans have to be prepared following a procedure set by government (Figure 2). This is the referendum version of the Dinedor Neighbourhood Development Plan.

Figure 2 – The Neighbourhood Planning Process



3.2 Neighbourhood plan preparation includes two minimum six-week periods of formal consultation. The last of these, the Regulation 16 was conducted by Herefordshire Council from 10th August 2020 to the 5th October 2020.

- 3.3 An independent examination of the plan was carried out in February 2021. The plan was considered to meet the basic conditions and legal requirements and was recommended to proceed to referendum.

Strategic Environmental Assessment/Habitat Regulations Assessment

- 3.4 In preparing the neighbourhood plan an Environment Report was prepared by Herefordshire Council. This brings together two formal screening processes that have to be undertaken when preparing and NDP:
- Strategic Environmental Assessment (SEA)
 - Habitat Regulations Assessment (HRA)
- 3.5 The Environment Report concluded that the Dinedor Neighbourhood Plan (DNP) does not require full SEA or HRA assessments to be prepared. Copies of the full report can be found at https://www.herefordshire.gov.uk/directory_record/3051/dinedor_neighbourhood_development_plan

4

Key Issues

Introduction

- 4.1 The parish of Dinedor is located about 2.5 miles south of the city of Hereford and is fundamentally a rural area. It is dominated by the iron-age fort – Dinedor Camp (182 metres above sea level) - on Dinedor Hill and the ridge that also takes in Rotherwas Park Wood, formerly part of the estate that belonged to Rotherwas House.
- 4.2 In the north of the parish, there is Rotherwas Chapel, a scheduled monument, which is the last building of the Rotherwas Estate, and a cluster of industrial and commercial concerns. Housing in the parish is roughly divided into three areas: in the east, along the B4399 and around Dinedor Court: the centre of the village on the roads close to the church: and in the west of the parish in roads emanating from Dinedor Cross.
- 4.3 Adjacent to the north-western boundary of Dinedor lies the Rotherwas Industrial Estate in which an Enterprise Zone is being developed. If the Enterprise Zone is fully developed some estimates suggest that it will provide employment for a further 5,000 people. The majority of Rotherwas Industrial Estate is located within the parish of Lower Bullingham but a section of it is in Dinedor parish, i.e. the Chapel Lane and Cold Nose Road areas of Rotherwas and the Enterprise Zone. There are plans for 1,300 new houses and a primary school in Lower Bullingham, these moves will undoubtedly have an impact on the village and parish of Dinedor.

- 4.4 Much of the parish's housing is detached and is occupied by mature people, many of whom are retired. There are few children of school age or young married couples. However, the needs and interests of the residents are diverse and will be subject to change. There are also a number of farms and small businesses. There are approximately 134 houses in the parish holding a population of just over 300. Whilst there is no school, public house or shop in the village, the traditional centre contains the church, the former school, the village hall and the 18th century Dinedor Hall. Village activities take place in the village hall and Dinedor Parish Church.
- 4.5 There is no public transport into the village centre or to Dinedor Cross. There are infrequent bus services along the Hereford –Rotherwas-Holme Lacy Road, B4399, and very limited services on the Hereford-Hoarwithy Road. However, residents can use their cars to gain access to bus services on the Rotherwas Industrial Estate that constitute an informal once a day park-and ride scheme. The B4399, has a 7.5-ton weight restriction from the Holme Lacy Bridge, but still acts as a conduit for heavy goods vehicles servicing the businesses on the industrial estate.
- 4.6 Other than in the businesses close to Rotherwas Chapel in the Skylon Business Park in the north of the parish, or to a very limited extent on the farms in the parish, there are few other places of employment. Residents need to travel into Hereford or further afield for work.
- 4.7 A factor that inhibits self-employment and home-working is low speed and limited internet capacity. However, superfast broadband is expected to become available in the parish, although not all houses have access. An alternative service may be available via satellite systems.
- 4.8 The main recreational activity in the parish is walking, making use of the network of footpaths. Dinedor Camp, with its 360 degree views, draws in a small number of visitors either on foot or by car. Recently, the Dinedor Heritage Group has identified various walking routes through the parish with information boards and leaflets. This work was supported by the National Heritage Lottery Fund.
- 4.9 There is evidence in fields in the parish of archaeological remains and some work has been carried out to try and establish what they represent (Dinedor Origins Project <https://htt.herefordshire.gov.uk/media/1100/ha328-dinedor-village-geophysics-report.pdf>)

- 4.10 There are various activities that take place in the village hall. Apart from the small amount of industry in the north of the parish, the environment is a rural one, to a large extent made up of working farmland.

What are the key issues facing the area?

- 4.11 The Steering Group has identified the following key issues as facing the area in the next eleven years.

Housing

- 4.12 Herefordshire Council's Core Strategy Local Plan (adopted in December 2015), for short "Core Strategy" sets strategic planning policy for housing and other development in the county's rural area over the period 2011-2031. Policy RA1 of the Core Strategy identifies seven rural housing market areas for the county. Dinedor falls within the Hereford Rural Housing Market Area (HRHMA). Policy RA1 also sets an indicative growth target for the HRHMA of 18%, over the period 2011-2031.



There are a small number but differing styles of housing in Dinedor village

- 4.13 To ensure the indicative growth target is met, the Core Strategy (Policy RA2) then goes on to identify a number of villages that will be the main focus of housing development, and then a further group of villages, including Dinedor, where new housing may be appropriate. If Dinedor were to meet the indicative growth target in full of 18%, based

on the 134 households in the parish in the 2011 Census, this would mean new housing growth of 24 new dwellings by 2031. In planning for new homes appropriate infrastructure needs to be in place, including addressing things such as access and disposal of sewage.

- 4.14 It is understood that, as the plans for the development of the Enterprise Zone, in particular, and the whole of the Rotherwas Industrial Estate, in general, reach fruition, existing housing in Dinedor may become more desirable for those employed there. Over the passage of time the age distribution of Dinedor residents may change and become younger.

Business

- 4.15 There are a small number of family-owned and run businesses mainly farming.
- 4.16 The neighbourhood plan supports the further development and diversification of the businesses in the rural parts of Dinedor.

Transport and Roads

- 4.17 The majority of the roads in the neighbourhood area are narrow and winding. These single tracks roads have limited passing places and limited opportunities for car parking. These are major considerations for any future development in the area.

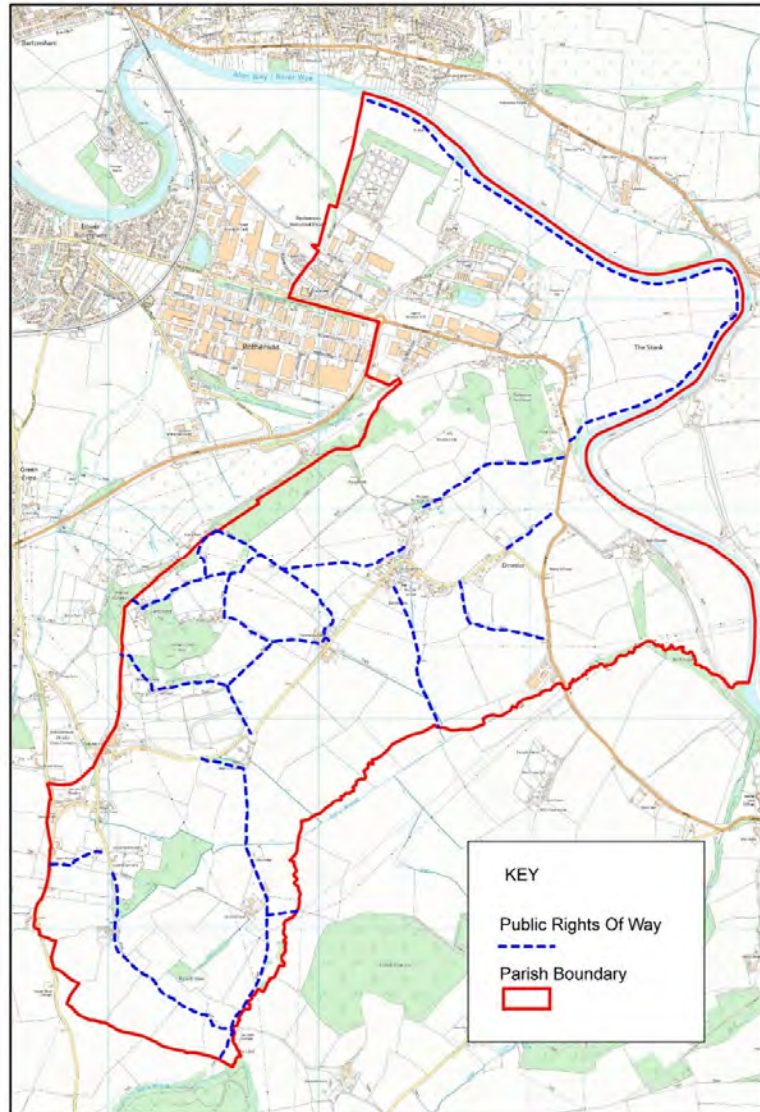
Communications

- 4.18 Herefordshire Council and Gloucestershire County Council worked together with BT to deliver superfast internet throughout the two counties. It was planned that 90% of homes and businesses would have fibre optic internet connections, with a speed of 24Mbps.

Recreation and the Environment

- 4.19 Dinedor has a selection of public footpaths (see Figure 3) that, it is hoped, can be extended by means of permissive agreements and further signposted by local volunteers. It is also hoped that the former turnpike road over Dinedor Hill, that starts in the centre of the village and proceeds up Prospect Lane, will be re-opened as a public right of way, both for historic reasons and to increase pedestrian access to and from the north, and provide a more direct footpath from Dinedor to Hereford.

Figure 3 – Public Rights of Way (OS Licence Number 1000054349)



- 4.20 Dinedor Parish Council completed the capital asset transfer from Herefordshire Council of the ownership and management of Dinedor Camp, the Outdoor Centre and various tracts of field and woodland on 17th October 2016. The maintenance of Dinedor Camp needs to be improved with the longer-term intention of controlling the vegetation so that its original ramparts can be more readily seen. As this is a scheduled monument any such management plan will be subject to the agreement of Historic England.
- 4.21 The parish council has adopted a management plan from Herefordshire Council to guide the management of the camp area. The purpose of this is to improve the managements of the asset and encourage only small numbers of numbers of visitors and tourists.

This is because vehicular access to the area is along a single-track road up Dinedor Hill and large numbers of visits are to be avoided.

- 4.22 The parish is within the catchment of the River Wye, this is a Site of Special Scientific Interest (SSSI). Much of the parish is not connected to mains drainage. The SEA raises the issue that *“new development within the area (of the SSSI) could lead to the water quality failing the phosphate levels and conservation objectives”*. There is a Nutrient Development Plan for the catchment area, new development should be consistent with requirements of this plan.

Figure 4 – Strategic Environmental Assessment Map 1 for Dinedor
(OS Licence number 100054349)

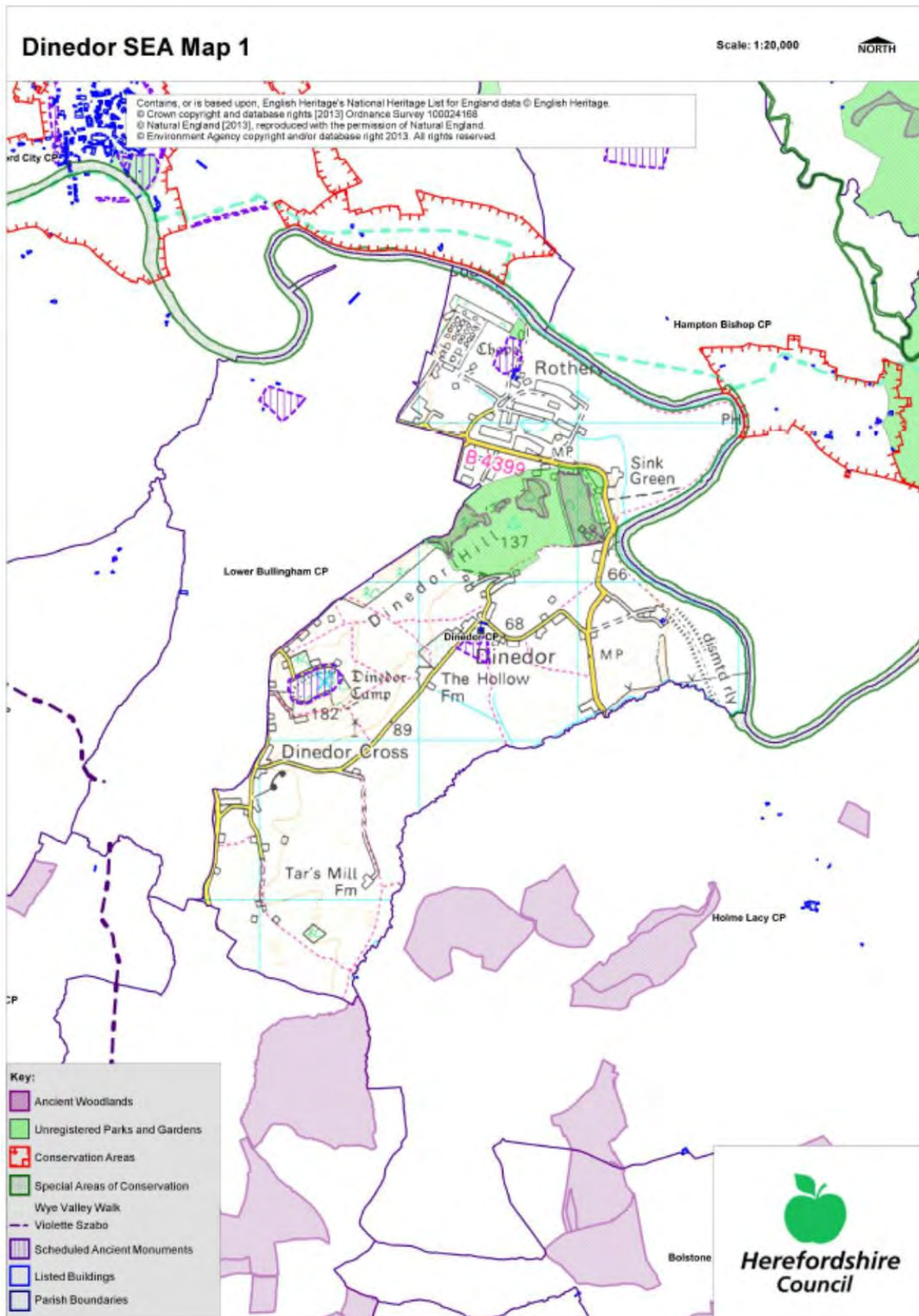
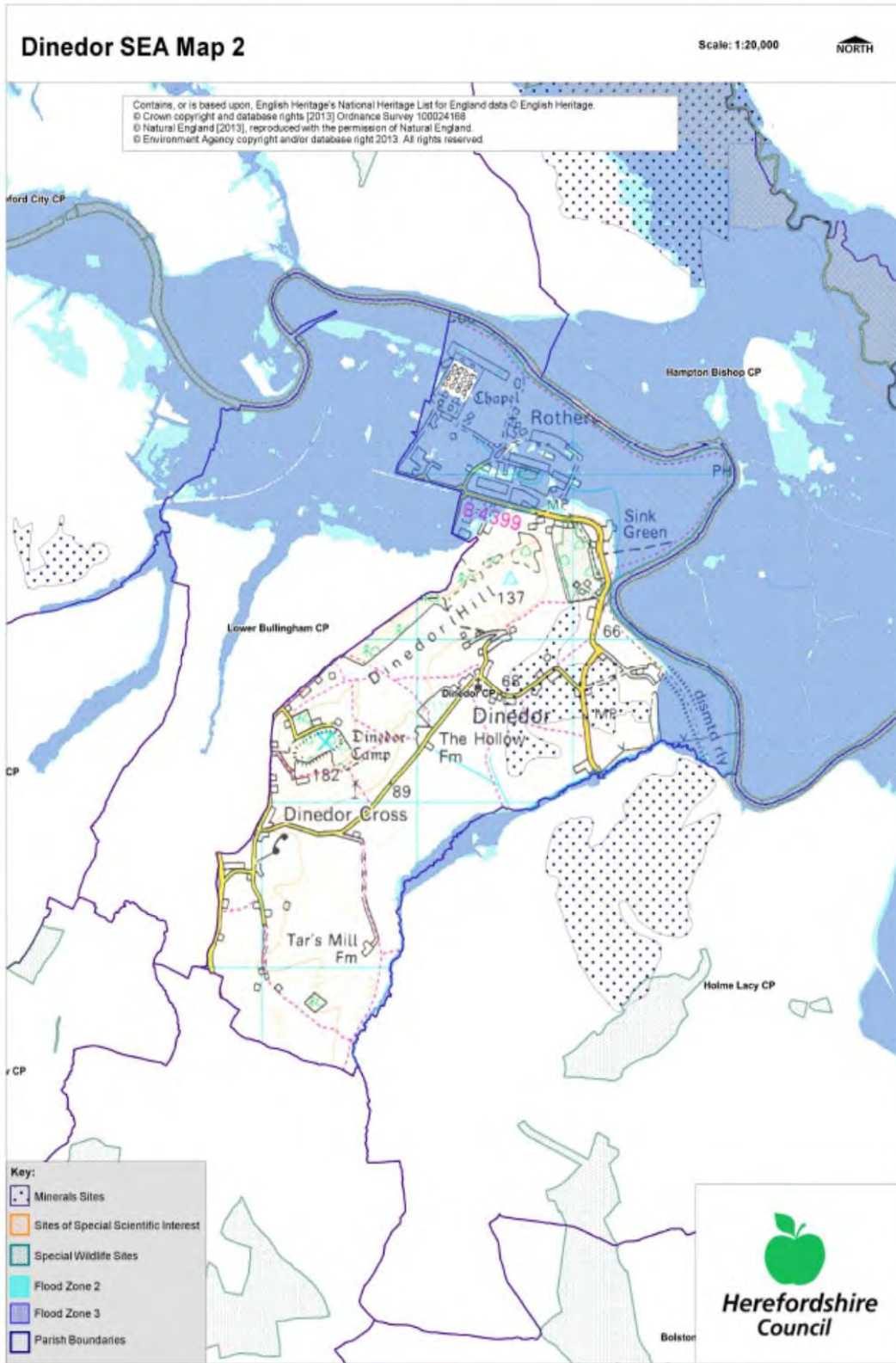


Figure 5 – Strategic Environmental Assessment Map 2 for Dinedor
(OS Licence Number 1000054349)



5

Objectives and Policies

Objective 1 - To help meet local housing needs up to 2031

POLICY A - NEW HOUSING DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARY OF DINEDOR VILLAGE

Small scale proposals for new market and affordable housing will be supported within the village settlement of Dinedor, and a settlement boundary is defined for the village as shown on Figure 6a, Policies Map. Such proposals will be assessed against the following criteria and will be required to:

- a. relate well to the existing built-up area of the village;
- b. meet, or exceed, the highest possible sustainable design and construction standards prevailing at the time;
- c. not have an unacceptable adverse impact on residential amenity, heritage assets and local infrastructure; and
- d. not erode the existing character and setting of the village area.

Figure 6a – Dinedor Village Policies Map (OS Licence Number 1000054349)

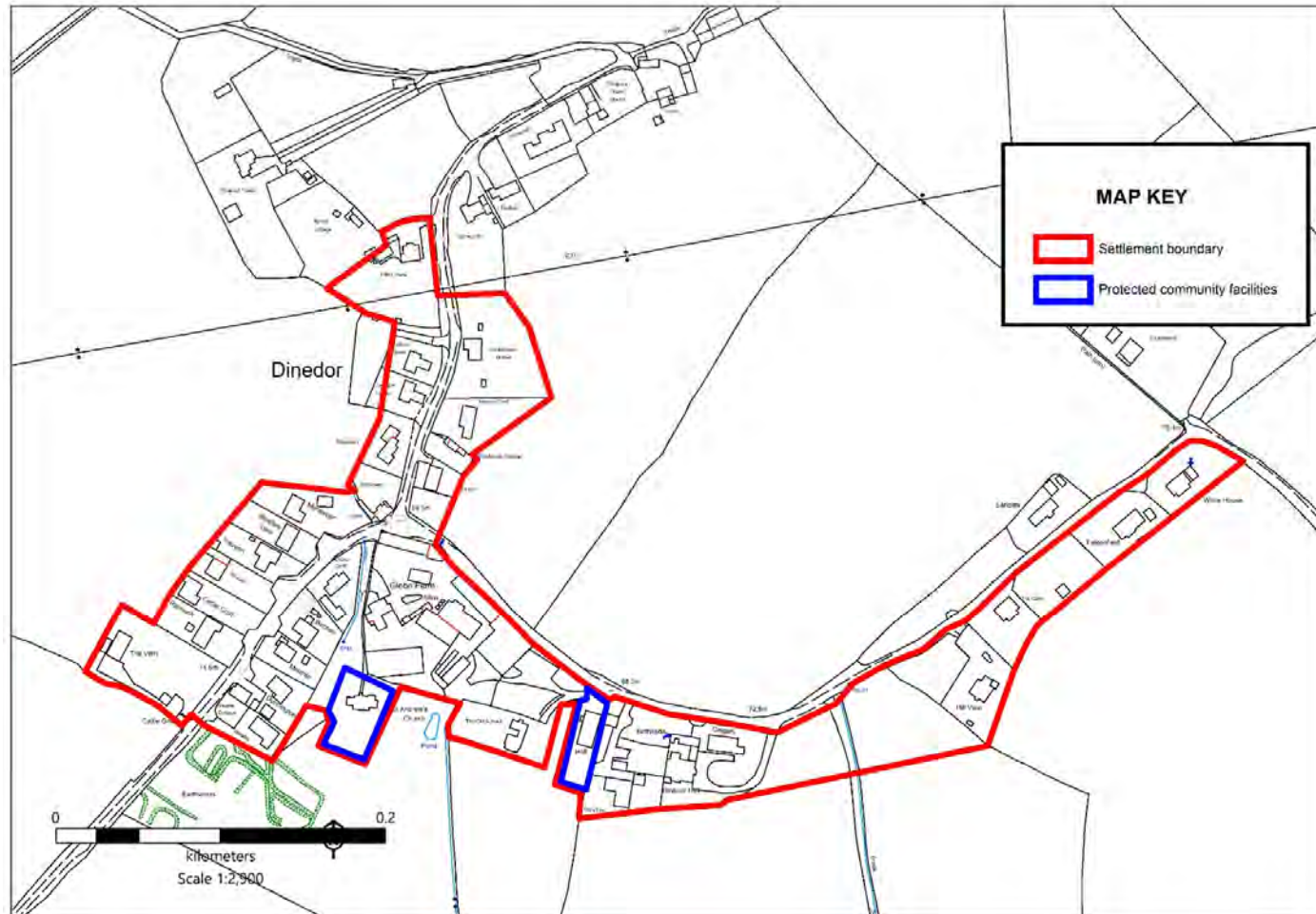
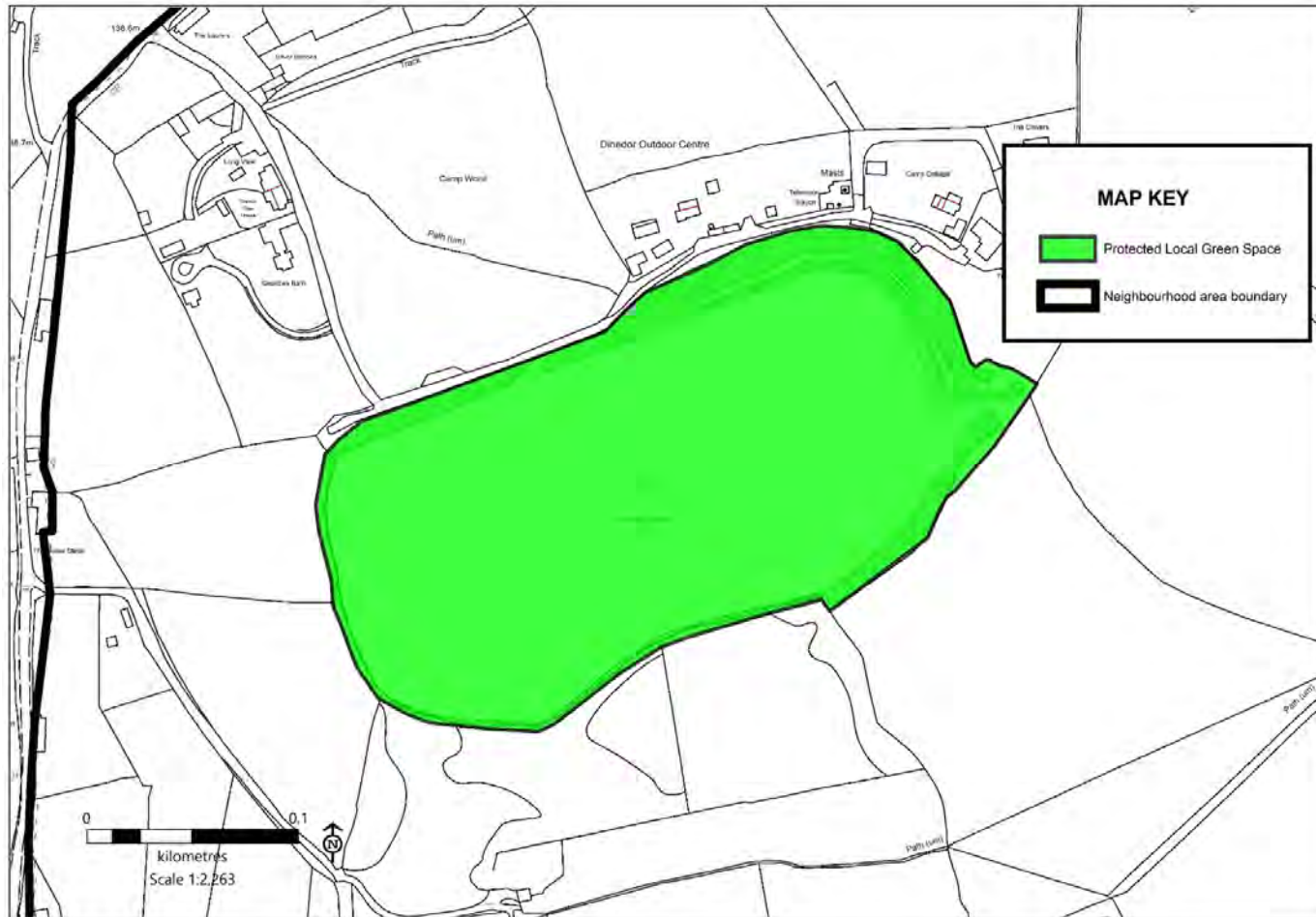


Figure 6b – Dinedor Policies Map (OS Licence Number 1000054349)



POLICY B – RURAL EXCEPTION HOUSING

Within the neighbourhood plan area proposals for small affordable housing development (social rented, affordable rented and intermediate low cost or rented homes) may be supported on land not normally considered appropriate for new housing when:

- a) **the proposal meets a proven need for affordable housing backed by appropriate evidence from a local housing needs survey; and**
- b) **such housing is made available to, and retained in perpetuity for, local people in need of affordable housing.**

Background and Justification

- 5.1 Policies A and B set out how Dinedor will contribute to achieving the indicative housing growth target of 18% for the Hereford Rural Housing Market Area. In terms of Core Strategy Policy RA2, Dinedor is not identified as a “main focus of proportionate housing development” Dinedor is identified in Figure 4.15 of the Core Strategy as an “other settlement where proportionate housing is appropriate”. Policies A and B will help to manage future housing growth in the neighbourhood area. Based on the 18% indicative housing growth target the parish of Dinedor has to plan for the following:

Dinedor indicative housing growth target 2011-2031	21
Completions (December 2019)	4
Commitments (December 2019)	9
Residual target 2020-2031	8

- 5.2 Development will be concentrated in the village settlement boundary of Dinedor. This boundary has been expanded as the DNP has been developed and is considered to allow for sufficient growth to meet the RHMA target. This will be market housing to meet local needs. In order to preserve the open, rural nature of the area, the building of accommodation in the open countryside outside the village’s current housing areas will not be supported.

Objective 2 - To ensure all new development is of good quality design

POLICY C – HIGH QUALITY DESIGN

All new development proposals within the neighbourhood plan area will be expected to demonstrate the following that it:

- 1) utilises existing, or provides adequate new infrastructure so as to ensure the development does not have a negative impact on existing infrastructure;
- 2) does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- 3) does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure; and
- 4) that it does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function.

Dinedor has a distinctive and special character. New development should make a positive contribution to that distinctive character and be of good design. To assess if proposals are of good design, they must meet the following criteria, where appropriate that they:

- a) retain or enhance local identity, and sense of place;
- b) are suitable in terms of size, scale, density, layout, access, lighting, street furniture, and signage when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the street scene;
- c) use, and where appropriate, re-use local and traditional materials or suitable artificial alternatives. Non-traditional materials may be acceptable when part of an original, or innovative development. Standardised construction materials and products should be avoided;
- d) include good landscape design across the site and on any boundaries;
- e) protect and enhance woodland, trees, hedgerows, rivers, ditches and ponds;
- f) provide for adequate movement to, within, around, and through the development;
- g) include energy efficiency and conservation measures; and
- h) they use sustainable drainage systems (SuDs).

Background and Justification

- 5.3 This policy seeks to ensure that any new buildings are built to a good quality design. This will enhance the area's rural character and landscape and produce better buildings for those who have to live in, work and live around them. One of the key aims of national planning policy is to create high quality buildings and places (NPPF, paragraph 124). Policy C sets out a set of local development management criteria for the assessment of planning applications so that they are of good quality, locally distinctive design.
- 5.4 By using sustainable drainage systems (SuDs) the amount of water entering the sewerage network can be reduced thereby reducing the volume of effluent requiring treatment. Promoting the use of SuDs in this way is an action in the *River Wye SAC Nutrient Management Plan Action Plan*.

Objective 3 – Travelling in and around Dinedor



POLICY D – THE MANAGEMENT OF TRAFFIC AROUND DINEDOR

To minimise the impact of traffic and to create a safer environment for all road users, including pedestrians and others, the following improvements to the road network will be supported:

- a) an extension to the Greenway cyclepath through to Holme Lacy and the college subject to the outcome of local consultation on the route and its construction;
- b) protection and enhancement of the network of Rights of Way identified on Figure 3. Development proposals will only be supported when it can be demonstrated they have taken account of this identified network, and, where possible, seek to enhance and extend this network. Development proposals leading to loss or breaks in this network of routes will not be supported, unless an acceptable replacement is provided.

Background and Justification

- 5.5 Given Dinedor’s rural character with narrow winding roads and very limited access to public transport, people are reliant on the private car for the majority of journeys. This lack of public transport becomes a particular issue for anyone who does not have access to a private car e.g. the young, elderly or infirm. It is acknowledged that the opportunities to make significant improvements to public transport are

limited. The Parish Council will work with Herefordshire Council and transport providers to seek improved bus services to serve the village.

- 5.6 To support increased access to public transport, should it become available, and to allow for increased access by non-car modes around Dinedor the network of footpaths, cycleways and green routes shown on Figure 3 will be protected and enhanced.

Objective 4 – To promote the development and diversification of rural businesses

POLICY E – TO SUPPORT THE GROWTH OF SMALL SCALE RURAL BUSINESSES

Proposals for the development of small-scale business enterprises suitable to a rural area will be encouraged when they comply with other policies in the development plan and do not significantly adversely affect the rural character, environment and landscape of Dinedor or existing residential amenities. They may include but not exclusively the following development proposals:

- a. for the conversion or reuse of an existing building;
- b. homeworking proposals;
- c. live/work units;
- d. diversification of an existing rural business.

Background/Justification

- 5.7 To foster the economic growth of the area, whilst at the same time maintaining the area's rural character, and not impacting on existing and future residential amenity, new appropriately sized proposals for business development will be encouraged within the area. Dinedor is a rural community and to maintain the economic well-being of the area appropriately sized small-scale rural enterprises will be encouraged.

Objective 5 – Protecting and enhancing the rural environment and landscape

POLICY F – TO PROTECT AND ENHANCE THE RURAL ENVIRONMENT AND LANDSCAPE

Development proposals should protect and enhance the rural environment and landscape of the area. Proposals should:

- a. have a scale, form and siting that retains rural character;**
- b. protect and enhance the landscape setting of Dinedor village;**
- c. conserve and enhance biodiversity and heritage assets;**
- d. protect and enhance the natural and scenic beauty of Dinedor;**
- e. incorporate, where necessary, landscaping schemes and future on-going management arrangements to ensure the proposal integrates into the surrounding landscape and rural environment;**
- f. in suitable locations, maintain and extend woodland and hedgerows by using native species; and**
- g. not have an adverse impact on the environmental quality of the parish’s rivers, streams and brooks.**

Background/Justification

- 5.8 Policy LD1 “Landscape and Townscape” of the Core Strategy seeks to conserve and enhance important landscapes. The landscape of the parish, dominated as it is by Dinedor Hill, provides a natural, historic and scenic backdrop to the wider area, including Hereford city. It is also valued for its own sake by residents and visitors alike.

Objective 6 - To protect local heritage assets and support heritage investigations

POLICY G – PROTECTING LOCAL HERITAGE ASSETS

Development proposals should conserve and enhance the local heritage assets, including those listed below, having regard to the scale of any harm or loss and the significance of the heritage asset:

- Lands adjoining Dinedor Camp
- Lands around the east end of Dinedor Ridge
- Lands which may have archaeology beneath e.g. associated with the likely course of Rotherwas Ribbon

Where there is an indication that there may be assets of heritage or archaeological interest appropriate desk-based and site investigation should be carried out. Site investigations must follow the appropriate professional practices so that there is no detriment to the rural environment.



Earthworks near the Church

Background/Justification

- 5.9 The Dinedor Origins Project explored historical sites, established a series of heritage walks and provided information boards at points of interest. Dinedor has a rich historical environment and these policies will ensure protection and encourage investigations. Proposals for new development should consult the Historic Environment Record.

Objective 7 – To protect local green spaces

POLICY H – PROTECTING LOCAL GREEN SPACES

Dinedor Camp is designated as a Local Green Spaces as shown on the Dinedor Policies Map Figures 6b. Development of this space will only be supported in very special circumstances.

Background/Justification

- 5.10 Paragraphs 99 and 100 of national planning policy allow local communities to identify and protect local green spaces. Such spaces have to meet criteria set in national policy. If they do, and are then identified in neighbourhood plans, protection of such sites is akin to national Green Belt policy. This means such sites should only be developed for uses that are compatible with their openness, and inappropriate development should only be supported in very special circumstances.



Dinedor Village Hall

Objective 8 – To protect community facilities

POLICY I – COMMUNITY FACILITIES

The community facilities listed below and shown on Figure 6 the Policies Map will be protected:

- Village Hall
- St Andrew’s Church

Development to enhance or improve these facilities will be supported when it preserves local character and distinctiveness, and does not harm the landscape or residential amenity.

Development leading to the loss of these facilities will only be supported when equivalent, or better, provision is made elsewhere in the area.

Background/Justification

- 5.11 Community facilities are the glue that holds a community together. The facilities identified in Policy I will be protected for community uses. Their loss to community use will only be supported when equivalent, or better provision, is made elsewhere in the area. This policy is in general conformity with Policy SC1 of the Core Strategy.

Objective 9 – Promoting local residents' enjoyment of the parish

POLICY J – TRANQUILLITY

All new development proposals should respect Dinedor's rural environment and tranquillity. Proposals should include suitable measures to mitigate any impact on residential amenity and proposals that are considered to have a significant adverse impact on residential amenity will not be supported.

To preserve the area's rural environmental quality and relative tranquillity, proposals will only be supported where they retain or enhance that environmental quality and retain the parish's tranquillity.

Background/Justification

- 5.12 In spite of the parish's close proximity to Hereford city, the area retains a strong and tranquil rural environment. This is encapsulated in the rural landscape, heritage assets, rural businesses and dispersed settlement pattern. This is a critical asset that should be retained and protected. To achieve this, all new development proposals should be designed in a way that respects Dinedor's rural environment. Residential amenity of local residents is also a critical factor in making Dinedor a quality place to live. Residential amenity should be protected and where any adverse impacts are identified, suitable mitigation must be put in place.

6

Review and Monitoring

- 6.1 The plan will be monitored and kept under review by the parish council. Twice within any 12-month period during the life of the council, at meetings pre-determined by councillors, the plan will be an agenda item so that it can be formally reviewed. Additionally, any councillor can request an extra review of the plan by asking the clerk to place it on the agenda of the next meeting. Any parishioner can make the same request.

Appendix 1. Parish Council Supporting Actions

1. To work with Herefordshire Council and public transport providers to improve public transport in the area;
2. To work with Herefordshire Council and the Police to seek enforcement of the weight limit on the B4399 from the Holme Lacy river bridge, through Dinedor and into the Rotherwas industrial area.
3. To work with Herefordshire Council on targeted road safety and traffic management improvements to the B4399.
4. The plan envisages that there will be further investigations into the known and presumed heritage assets and the outcome of these investigations will add to the intrinsic nature and value of Dinedor's unique rural environment.

