



**LITTLE DEWCHURCH PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
2011 - 2031**



View to the south west of Little Dewchurch Village

**MARCH 2017
(Review 2021)**



The Village of Little Dewchurch

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1. Introduction

Extract from the Localisation Act 2011

"Neighbourhood planning

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan."

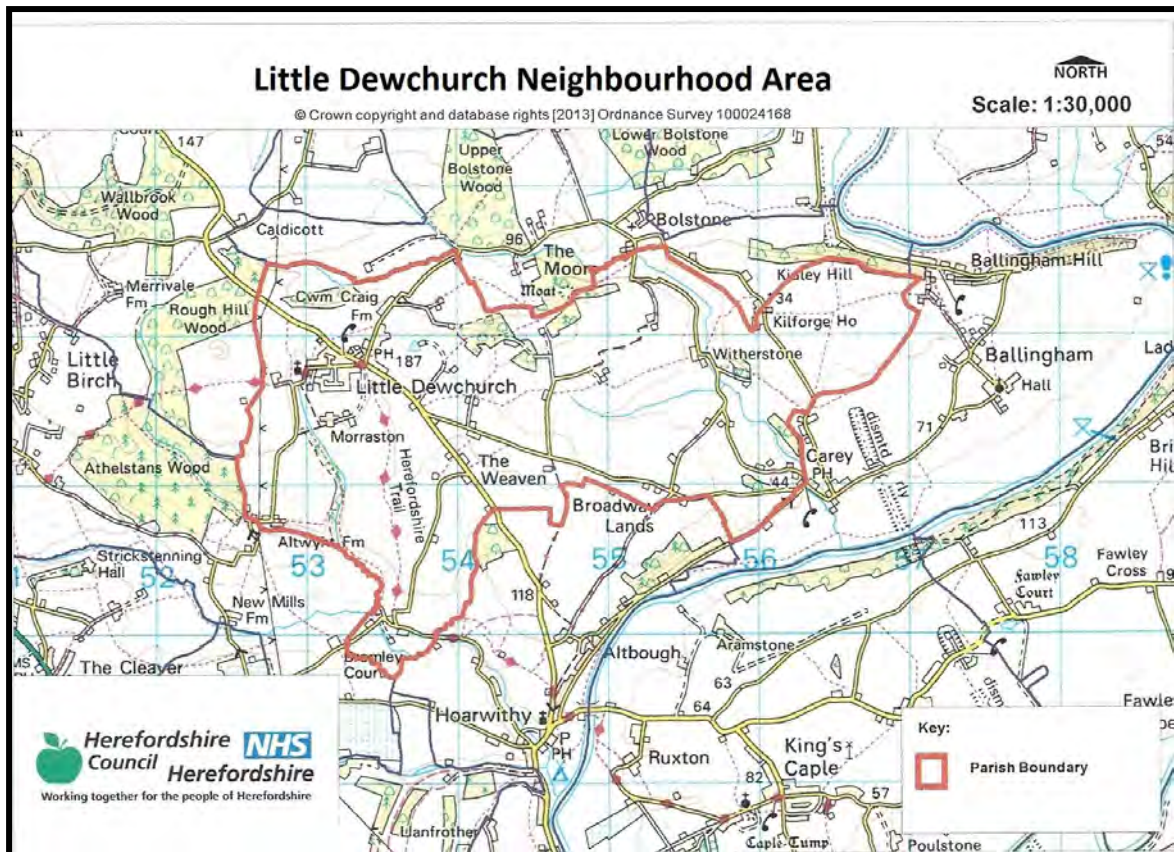
- 1.1 The Localism Act 2011 introduced a number of provisions including the reform of the planning system and the introduction of a new regime for neighbourhood planning. A central part of the Localism Act is the right for communities to produce a Neighbourhood Development Plan (NDP), allowing people to shape the future of where they live. The NDP must have regard to national policies, and conform to local strategic policies, e.g. allow for the extra housing required, in the development plan for the local area which in this case is the Herefordshire Core Strategy, and the National Planning Policy Framework (NPPF). Once adopted the NDP will become part of the development plan and will help inform decisions on planning applications within the Parish.
- 1.2 Herefordshire Council submitted its Core Strategy for independent review on 23rd September 2014 and the Core Strategy was approved by Herefordshire Council on 16th October 2015.
- 1.3 Little Dewchurch Parish Council agreed that it would undertake writing a NDP and the decision to proceed was taken on 12th July 2013.
- 1.4 A NDP Steering Group was set up by and reported to the Parish Council. The Parish Council, in setting up the working group, invited non parish councillors to sit on the working group to ensure a fair representation of the parishioners in the NDP process. It was agreed that it would be called the Little Dewchurch Neighbourhood Development Plan (LDNDP).
- 1.5 The Steering Group, as listed, was made up of representatives of the Parish Council, and other independent parishioners of the parish.

Paula Barrett
Tim Barrett
Peter Houghton
Jane Lisle
Bob Mason
Sue Mason
Andrew Mann
James Murphy
Gareth Roberts
Tom Straker
Sonya Wells

- 1.6 The Steering Group appointed Worcester Research for Questionnaire 1 analysis and Claire Rawlings as a Consultant to advise and guide the LDNDP through its processes to final submission.
- 1.7 The LDNDP area (i.e. the parish of Little Dewchurch) was approved by Herefordshire Council on 12th September 2013, following a statutory period of formal consultation.
- 1.8 In 2006 Little Dewchurch produced and published a Parish plan and the LDNDP is using this as a baseline to build on.
- 1.9 An essential part of writing a NDP for the parish is to ensure that the parishioners' views are sought and reflected in the plan; regular communication is therefore very important. As part of the communication need, in August 2014 the steering group circulated the first questionnaire to all households, seeking views on the Parish and its amenities and on what development people would find desirable or acceptable to allow the parish to develop in a sustainable way through to 2031.
- 1.10 A further questionnaire was prepared and circulated in September 2015 seeking some additional information in particular relating to youth, employment settlement boundary, housing and renewable energy.
- 1.11 The LDNDP steering group has provided feedback to the community on the outcome of these consultations and they have been fully documented in the accompanying consultation statement.
- 1.12 All meetings are open to parishioners to attend and time allotted on the agenda for comments or questions to be raised. The meetings have been held in general every month on the second Tuesday and have utilised both the village hall and The Plough Inn as locations.
- 1.13 This Little Dewchurch Neighbourhood Development Plan (LDNDP) has been produced taking into account the responses received during the Regulation 14, Regulation 16 consultation and recommendations from the independent inspectors review.

2. Description of Little Dewchurch Parish

- 2.1 The rural Parish of Little Dewchurch is located to the east of the A49 on the Hoarwithy Road, approximately 7 miles between Hereford and Ross-on-Wye respectively. It is surrounded by the Parishes of Ballingham to the east, Hentland to the south, Little Birch and Aconbury to the west and Bolstone to the north. These are all rural Parishes placing Little Dewchurch in a wider rural Context, whilst still lying close to the southern edge of Hereford.
- 2.2 The parish population has remained relatively stable. The population in 1871 was 348. This increased to a population of 394 and 173 households in 2001 and to 402 (198 Males & 204 females) with 176 households in 2011. The Parish has a low population density being 0.6 which is lower than the County figure of 0.8% and England's figure of 4.1%



- 2.3 The 2011 Census information also showed that the Parish has a lower percentage of its residents in the age bracket 16-24 (6%) compared to the County (10%) as well as a higher percentage of its residents 60 plus (35%) compared to the County (29%). Further 2011 Census data for the Parish is provided in Appendix B.
- 2.4 Historical records show that the village of Little Dewchurch existed circa 1130AD and although Roman pottery was found during pipe laying in the 1990's, probably the oldest extant feature in the parish is the church tower, which dates from the 14C. The rest of the church was rebuilt in 1870, 6 years after the building of its vicarage. The village takes its name from this church, Saint David's, which in Welsh is Dewi Sant.
- 2.5 The Plough Inn dates from the end of the 18C, and the school opened in 1865, acquiring a teacher's house in 1888. Morraston appears in the "Book of Llandaff", there defined as "Cwm Meuric" and believed to have been bestowed to King Meuric in the 7C. The existing house was built in the 1760's.
- 2.6 In 1870-72, John Marius Wilson's *Imperial Gazetteer of England and Wales* described Little Dewchurch like this:

'DEWCHURCH (Little), a parish in the district and county of Hereford; under Aconbury-Hill, near the river Wye, 3 miles SW of Holm-Lacy r. station, and 5½ S by E of Hereford. Post town, Holm-Lacy, under Hereford. Acres, 1, 652. Real property, £2, 489. Pop., 322. Houses, 69. The property is much subdivided. The living is a vicarage in the diocese of Hereford. Value, £87. Patrons, the Dean and Chapter of Hereford. The church is tolerable.'

- 2.7 Until World War 2, the majority of people living in the parish earned their living on the land, as landowners, tenant farmers or as agricultural workers. Small bakers, butchers and grocers supplied local needs. Horses worked the land and along with bicycles formed the most common and popular forms of transportation. The railway between Ross-on-Wye and Hereford, with a stop at Backney Halt (Bridstow), Fawley, Ballingham and Holme Lacy, provided a common link. Sadly, this succumbed to Beeching's cuts in the 1960's.
- 2.8 The village of Little Dewchurch changed very little up to 1964. Before then there was no mains water or electricity. Habitants relied upon 2 public pumps; one by the church and one opposite the village green (in what is now the garden of The Old Forge). Many cottages had their own wells and pumps, others stored water in underground tanks, and larger properties had boreholes. Fuel was mainly paraffin for lighting, and coal and wood for heating and cooking.
- 2.9 Life in the village changed dramatically after 1964, when the Rural District Council agreed to provide electricity and mains water in return for land behind the school on which they planned to build a council estate. Interestingly St David's' Rise was occupied for over a year before electricity finally came to Little Dewchurch.
- 2.10 There was a blacksmith on the site of The Old Forge, and a small shop with Post Office and bakery nearby on the Hereford road; it survived until the 1980's. Court Close was built in the 1970's, the houses around the village green in 2000 and those behind The Plough in 2013. The Village Hall was completed in 1996 at a cost of £150,000.
- 2.11 The Parish today comprises the village of Little Dewchurch with outlying farmsteads and cottages. The village is set on high ground providing attractive views of South Herefordshire and in the distance to May Hill and the Forest of Dean, the Malvern Hills, Clee Hill and the Black Mountains. The undulating Parish landscape covers 698 hectares with significant areas farmed with arable crops, cattle and sheep.
- 2.12 The Parish enjoys a high quality environment with the eastern part of the Parish designated within the Wye Valley Area of Outstanding Beauty (AONB) and is bordered by the River Wye, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). A SAC is designated under the Habitats Directive and is identified as being of European importance. The Wriggle Brook runs through the south west corner of the NDP area and into the River Wye. The Parish therefore lies within the hydrological catchment of the River Wye. In addition, there are 14 Special Wildlife Sites, 11 Ancient Woodlands, 2 Scheduled Ancient Monuments various listed buildings and the Unregistered Park and Garden of Aramstone which borders the Parish.
- 2.13 The long distance footpath of the Herefordshire Trail passes through the Parish as well as a network of footpaths and bridleways.
- 2.14 Significant features of the village are the Primary School, a Church, a Village Hall, the village green as well as the Plough Inn.



St David's Church

3. Little Dewchurch Parish: Neighbourhood Development Plan Issues

3.1 The Parish Plan of 2006 and the more recent LDNDP consultations have led to the following list of local issues being identified for further consideration in the LDNDP.

LDNDP Plan Issues

- The local community were either very satisfied or satisfied with the village with no one dissatisfied.
- The environment is regarded as the single most important local issue.
- Future local housing requirements include the provision of 2 bed starter and 3 bed family homes with private ownership being the preferred option although support for social/private rented accommodation was also shown.
- The community support a managed approach to housing growth in the Parish. The preferred location for housing is north of the village at Land West of Field Fare, Blackberry Lane.
- Development should be sympathetically designed and located to complement the existing fabric of the village and include off road parking.
- There was general support for the larger scale employment needs of the Parish being met in areas close by like Rotherwas, where the local infrastructure and highway network was able to support larger businesses, with smaller scale employment opportunities being accommodated within the Parish. Support was shown for local tourism initiatives, farm diversification, home working and local small business opportunities.
- In terms of local infrastructure, improvements to broadband, mobile reception and roads were considered essential for the village. Storm water and poor drainage were issues which were also raised along with poor public transport services.

- The largest problem relating to traffic and highways were potholes, road conditions, with traffic speed, pedestrian safety and size of vehicle also being a significant issue.
- There was support for small scale renewable energy schemes linked to individual proposals for private individuals. There was concern over the environmental impact of commercial scale wind and solar renewable energy schemes.
- In terms of community facilities, the village hall, church and the village pub were the most used. In addition, public footpaths, police, the school, and Much Birch surgery were all seen to be good or adequate. Areas such as the local pub, mobile phone service, broadband, recreational facilities were seen as needing improvement. There was also support for a village shop.
- Youth feedback in the Parish Plan saw 67% of respondents indicating that they would like more sports facilities and a play area/park and more activities provided in the Village Hall e.g. drama, creative activities and sport.

4. Vision Statement and Objectives for the Neighbourhood Plan

Our Plan Vision:

- 4.1 Our vision for Little Dewchurch Parish in 2031 has been overwhelmingly endorsed by residents.

The Vision for the Parish of Little Dewchurch to 2031

In 2031 the Village and Parish of Little Dewchurch will be an active, vibrant and caring rural area with the natural and built environment protected for the benefit of the community where residents and visitors will enjoy living and working, feel valued and safe.

By 2031 the parish and village will have:

- Protected AONB and the general environment.
- Housing with a range of types, sizes and tenures appropriate for the needs of local people.
- New homes that are built in areas agreed by the local people in manageable quantities that respect the character of the area.
- Local facilities, e.g. Church, Village Hall, School, Sports and Leisure Spaces, Pub, Shop, Health and Emergency facilities that are well maintained and enhanced to meet the needs of the community.
- Small businesses encouraged to the area to help people to work nearer to their

homes.

- The local infrastructure e.g. roads, footpaths, bridleways, drains, suitable for its needs and maintained to a good standard.
- Communication systems e.g. Bus service, Broadband, Mobile phone, suitable for the needs of the community.
- Community spirit that is actively encouraged to help enhance the living experience of the parish.
- A supported local renewable energy policy.

Our Plan Objectives

4.2 To deliver this Plan vision a number of Plan objectives have been identified:

Objective 1

To preserve, conserve and enhance the local built and natural environment – open spaces, views, playing fields, woodland, hedgerows, wildlife, footpaths cycle ways, local heritage and listed buildings.

Objective 2

To provide housing growth within the parish which includes a range of housing to meet the needs of local people, that is well designed, of a sustainable construction and is located to ensure protection of the rural character of the area.

Objective 3

To promote Little Dewchurch Parish as a location which supports small scale businesses, farm diversification and tourism, and to ensure that local employment needs are met and local people can remain in the Parish.

Objective 4

To improve local infrastructure including broadband and mobile phone coverage as well as local road conditions across the Parish.

Objective 5

To provide support for small scale renewable energy opportunities linked to individual developments for private use.

Objective 6

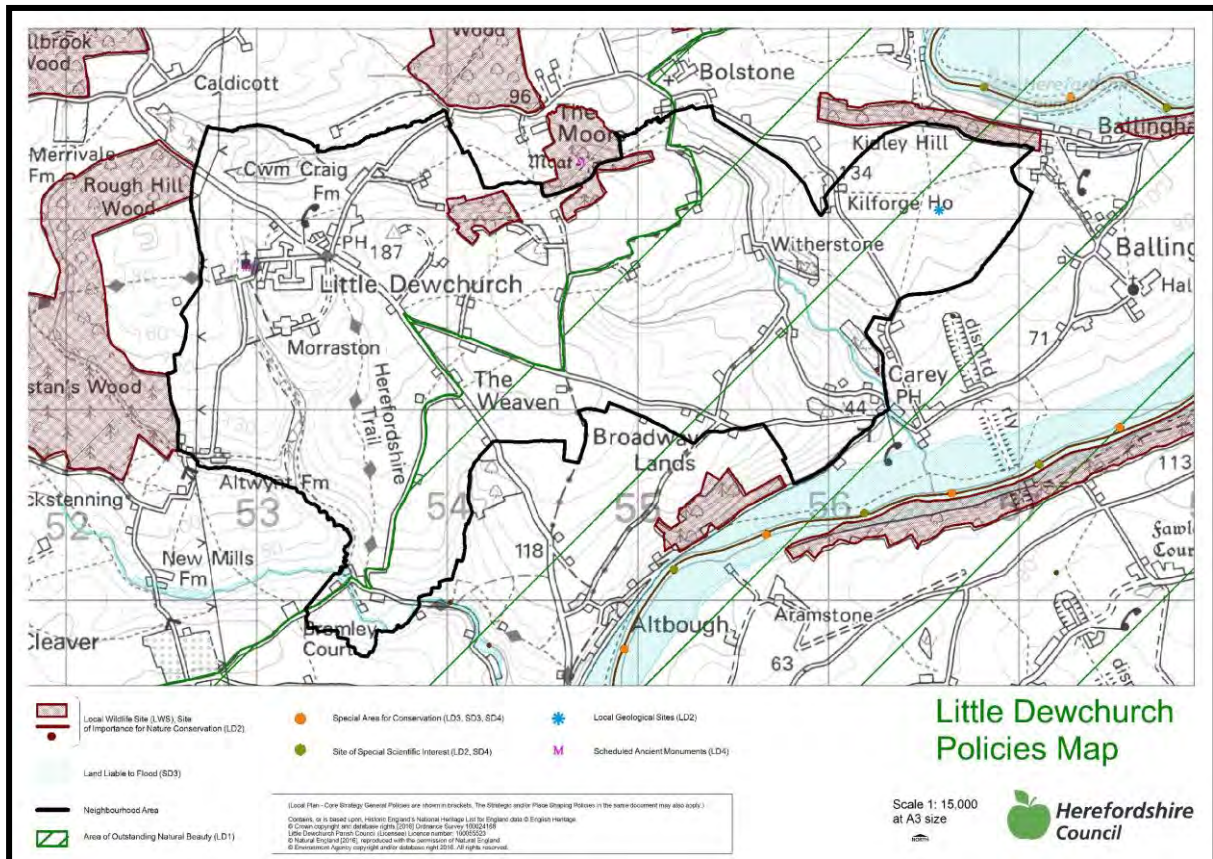
To ensure that development proposals do not exacerbate the likelihood of flooding on surrounding land.

Objective 7

To encourage and enhance all community facilities in order that they continue to thrive and cater for the needs of all age groups.

Objective 8

To improve the community's recreational playing field.



5. Little Dewchurch Parish Neighbourhood Plan Policy Areas

5.1 The following section of the Plan identifies specific policies which seek to deliver the plan objectives and overall vision. These policies have arisen from the information provided by the residents of the Parish through consultations and need to be read in conjunction with the Herefordshire Core Strategy and National Planning Policy Framework. Collectively these documents provide the Local Plan for the area and contain the policies which will guide and inform future development in the Parish.

- **A Valued Natural and Built Environment**

Consultation Feedback

- 5.2 *The survey results have demonstrated that respondents were either very satisfied (59%) or satisfied (41%) with the Parish as a place to live and 95% of respondents plan to remain in the Parish in the future. Such a high level of contentment within an area is a positive finding and this Plan seeks to support this.*
- 5.3 *Through the consultations specific mention was made of the need to protect the village green which provides a focal point at the heart of the village, the recreational fields/school playing fields, as well as protection of agricultural land adjacent to the Plough Inn. The community sought protection of this area of land which enables long distance views to be enjoyed from the centre of the village across open countryside reinforcing the relationship and connection that the village has with its countryside setting.*
- 5.4 *In addition, given the village is on high ground, long distance views can be enjoyed to May Hill and the Forest of Dean to the south, the Malvern Hills to the east, Clee Hill to the north and the Black Mountains to the west. This Plan seeks to safeguard and protect these valued assets for current and future generations to enjoy.*
- 5.5 *The eastern edge of the Parish lies within the Wye Valley AONB. This national designation confirms the importance and value placed on the local landscape and the need for policies to ensure its ongoing protection and enhancement.*
- 5.6 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation and protect the Parishes natural and built environment for current and future generations to enjoy.*

Policy LD ENV 1: A Valued Natural and Built Environment

To be supported development proposals that impact on the Wye Valley Area of Outstanding Natural Beauty must demonstrate highest priority has been given to the conservation and enhancement of the amenity, visual quality, natural beauty and wildlife of the area.

In addition to this, development proposals will need to demonstrate that they protect the valued natural and built environment of the whole Parish by:

- **Protecting and enhancing the River Wye SAC/SSSI and its catchment, in particular the Wriggle Brook, from the impacts of development;**
- **Respecting, protecting and enhancing local character, setting, important open spaces, views and the areas landscape quality;**
- **Protecting and enhancing local habitats and areas of biodiversity value;**
- **Protecting mature trees and hedgerows and incorporating these features into landscaping schemes wherever possible;**
- **The planting of native trees and hedges within new development;**

- **Maintaining and enhancing footpaths and bridleways;**
- **Conserving and enhancing the listed buildings and heritage assets of the Parish.**
- **Preserving the character of the area by using designs and building materials for new homes which reinforce local distinctiveness.**

Development proposals must demonstrate that they are sensitively located so as to protect the natural and built environment and are of a scale and design which ensures that any new build will merge seamlessly with the existing landscape.

Policy LD ENV 2: Local Green Spaces

The following areas identified on Plan 1 are designated as Local Green Space where new development is ruled out other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.

- **The village green.**
- **The recreational playing field.**
- **School playing field.**
- **Churchyard.**

Proposals for any developments on these sites will be resisted unless they are directly related to the retention, management or improvement of the green space.

Policy Justification

5.7 The Plan will seek to protect and enhance the Parish's attractive and valued natural and built rural environment. Little Dewchurch Parish is made up of a rich patchwork of rolling countryside and a mosaic of woodlands, orchards, hedgerows and farmland with views of other parts of Herefordshire and beyond which this LDNDP will seek to protect.

5.8 Of note, and as shown on maps in Appendix G and Appendix H of the LDNDP, there is:

- The River Wye SAC/SSSI and its hydrological catchment including the Wriggle Brook which passes through the LDNP area;
- Wye Valley AONB which borders the eastern edge of the Parish;
- 14 Special Wildlife Sites;
- 11 ancient woodlands;

- There are listed buildings within the parish and two Scheduled Ancient monuments.

Further details are provided at Appendix A.

5.9 These valued ecological assets also contribute to the quality of life of local residents and visitors to the Parish making the area a satisfying place to live, work and visit. The LDNDP will seek to protect and enhance these assets for their biodiversity value and for current and future generations to enjoy.

5.10 The consultations have also demonstrated strong local support to retain and improve the recreation areas and open spaces within the village. Reflecting this, and in line with Paragraphs 76 and 77 of the National Planning Policy Framework the LDNDP seeks to protect and safeguard these important green areas as 'local green spaces' This designation can be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The valued green areas that were identified through consultation on the LDNDP include the village green, recreation playing field, school playing field and churchyard as identified in Plan 1 of the LDNDP. These areas meet the above criteria and will be protected from development, unless in very special circumstances, for example, where for essential utility infrastructure needs and no alternative feasible site is available, ensuring that they remain key features contributing to the setting and overall character of Little Dewchurch and for the local community to value and appreciate.



The Village Green

5.11 With respect to the landscape setting of the village, the long distance open views provided by Land opposite the Plough Inn have been recognised as being important and valued by the community. In response to this, the LDNDP seeks to protect this land from future development ensuring this key vista and green lung into the village is protected for future generations to enjoy. As such this site has been excluded from the settlement boundary.

- **Settlement Boundary**

Consultation Feedback

5.12 *The survey results have shown strong support from the community for the designation of a settlement boundary to define the development limits of the village of Little Dewchurch. In response the following policy has been prepared.*

Policy LD SB1: Settlement Boundary

Development proposals will be supported within the Little Dewchurch settlement boundary defined on Plan 1.

Outside of the defined settlement boundary new homes will only be supported where they comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of rural buildings (Policy RA5).

Policy Justification

5.13 The settlement boundary as drawn clearly identifies the limits of development for Little Dewchurch. Inside the boundary there is a general presumption in favour of development whilst land and buildings outside the boundary are subject to a more restricted approach to development in order to safeguard and protect the valued countryside.

5.14 The previous settlement boundary was included in the adopted UDP for Herefordshire in 2007. This boundary was taken as the starting point for the LDNDP and reviewed using the following criteria:

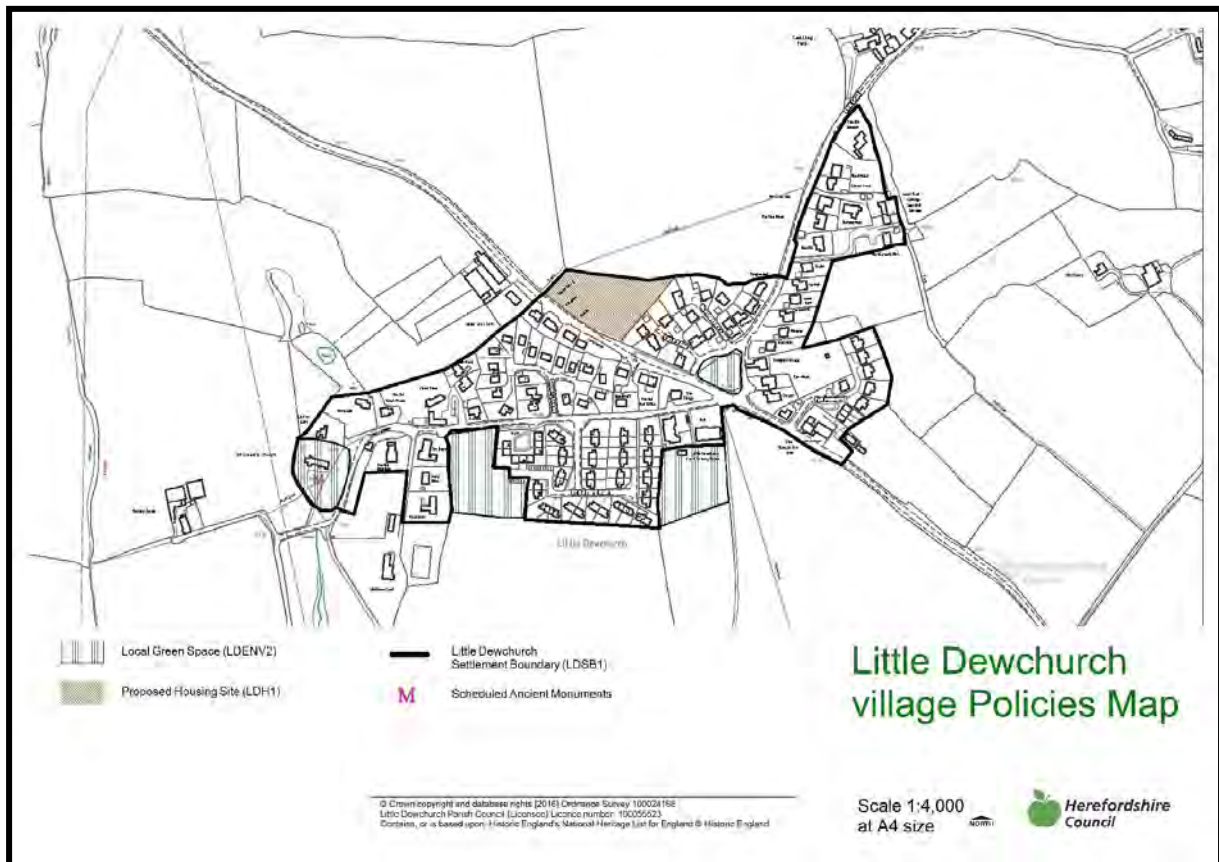
1. Lines of communication – the boundary traces the edge of the built up area and should exclude roads, paths, railways and other lines of communication;
2. Physical features – The boundary follows physical features including buildings, field boundaries and curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas;

3. Planning History – The boundary has been drawn to reflect planning decisions including existing commenced planning permissions and new developments;
4. Village enhancements – Land and buildings have been included which contribute and make up the village form or offer the opportunity for improvements to the village;
5. Important amenity areas – Important amenity areas which form part of the character of the settlement have been identified, protected by policy and included in the settlement boundary due to its contribution to built form;
6. Potential allocations.

5.15 Taking on board the criteria above, the proposed settlement boundary reflects the previous line with one amendment as follows:

- Extending the boundary around the proposed housing allocation at Land West of Field Fare. This is illustrated in Plan 1.

Plan 1: Map showing the settlement boundary, the housing allocation and the protected green spaces for Little Dewchurch village.



- **Housing to meet local needs**

Consultation Feedback

5.16 *The consultation has identified the following housing issues:*

5.17 *The greatest perceived housing need in Little Dewchurch over the next decade is for 3 bed family houses and 2 bed starter homes as well as social/private rented properties.*

5.18 *There is also a perceived need for more bungalows.*

5.19 *There is a preference for privately owned housing to be built in the village over the next decade, although approximately half of respondents also felt that low cost housing or housing through a housing association was required.*

5.20 *The community are keen to attract young families into the area.*

5.21 *There was support for new housing to be built in the village to match existing styles of properties and include off road parking.*

5.22 *The northern edge of the village, Land West of Field Fare received the most support in terms of future direction of growth to meet housing needs. The southern edge the village on land adjacent to the Plough Inn received least support.*

5.23 *The community seeks developments which complement and reflect local character in terms of scale, layout and design and that they be of a sustainable low carbon construction and provide off road parking.*

5.24 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation which positively supports the delivery of housing to meet identified needs including the allocation of Land West of Field Fare.*

Housing Policies

Policy LD H1: Housing Delivery

Development proposals will be supported that provide a minimum of 35 new homes to meet the housing needs of the Parish and will contribute to the wider housing market area over the plan period between 2011 and 2031.

The Affordable Housing needs of the Parish will be provided in accordance with Policy H1 of the Core Strategy.

New housing will be delivered through:

- **dwellings which have been constructed between 2011 and 2016 or have planning consent as at April 2016**
- **windfalls opportunities delivered on appropriate infill sites within the settlement boundary**
- **windfall developments on sites outside the settlement boundary which meet Policy RA3, RA4 and RA5 of the Core Strategy**

In addition, this plan, as shown in Plan 1, allocates Land West of Field Fare for a residential development of approximately 15 houses to provide a range and mix of houses to meet local housing requirements. This scheme will be expected subject to viability considerations to financially contribute to highway improvements to enhance road safety, to upgrading the playing fields and delivery of affordable housing to meet local needs. All financial contributions sought will need to be CIL compliant.

Policy LD H2: Housing Design Criteria

Housing proposals will be supported where they demonstrate that they:

- **Respect their natural and built environment setting including open spaces, biodiversity and landscape setting, and are designed and use materials that reinforce local distinctiveness;**
- **Maintain existing residential amenity and are likely to achieve satisfactory residential amenity for future occupiers.**
- **Are of a scale and form that contributes to meeting the latest assessment of local housing needs;**
- **Include energy efficient measures and renewable energy generation;**
- **Include safe access, and sufficient parking provision for users; and will not increase surface water runoff.**



Land to West of Field Fare

Policy Justification

- 5.26 The Plan seeks to enable managed housing growth to meet the needs of the local community and deliver proportionate growth in line with the requirements of the Herefordshire Core Strategy whilst protecting the environmental setting that the Parish enjoys.

The Parish's future housing needs

- 5.27 A survey conducted by Herefordshire Council in 2009 concluded that in terms of future housing needs in Little Dewchurch, 10 households needed affordable accommodation in the next three years – 8 x one bed, 1 x two bed and 1 x three bed.
- 5.28 Although this survey is now somewhat dated there has been no significant housing developments since it was undertaken so a degree of need is likely to remain.
- 5.29 In addition, a Local Housing Market Assessment was undertaken in 2013 to inform the Herefordshire Core Strategy with its findings included within the Council's Rural Housing Background Paper (March 2013).
- 5.30 This housing need evidence identifies that within the Hereford Housing Market Area (HMA), within which Little Dewchurch is located, there is a requirement for smaller properties. It states that three bed market housing as well as smaller one and two bed and some three bed affordable properties are generally required. In addition, at appendix 2 of the background paper it identifies Little Dewchurch as having an affordable housing requirement of 5 dwellings.
- 5.31 Taking this information as a whole, there is a need for affordable housing within the Parish as well as a need for a range of smaller properties.

Herefordshire Council Core Strategy and Implications for Little Dewchurch Parish

- 5.32 The Herefordshire Core Strategy was formally adopted by the Council on 16th October 2015. This Plan requires Neighbourhood Plans to identify, allocate and manage the delivery of rural housing in the County. The Regulations also require Neighbourhood Development Plans to be prepared in conformity with the strategic policies of the Core Strategy.
- 5.33 The proportional growth target within Policy RA1 of the Core Strategy provides the basis for the minimum level of new housing that will be accommodated in each neighbourhood plan.
- 5.34 This Policy identifies that there is a need to deliver 5,300 new dwellings in the rural areas over the period to 2031, with an emphasis on the delivery of affordable dwellings. New dwellings are to be broadly distributed across the County based on Housing Market Areas (HMAs) each of which has growth targets which are applicable to villages within respective HMAs.
- 5.35 Within Core Strategy Policy RA2, the settlement of Little Dewchurch has been identified as a sustainable settlement suitable for proportionate housing within the

Hereford Housing Market Area (HMA). The Hereford HMA has a proportional growth target of 1870 dwellings to be delivered over the plan period 2011 – 2031. This target represents an increase of 18% upon the existing number of properties within the Parish and provides a growth requirement for the identified settlement of Little Dewchurch of 35 dwellings to be delivered between 2011 – 2031. Taking account of existing completions (13 dwellings) and commitments (0 dwellings) as at September 2021 this leaves a remaining housing requirement of 22 dwellings to be provided during the Plan period. A list of these commitments and completions is provided at Appendix L.

- 5.36 Policy RA2 of the Core Strategy also confirms that new housing proposals directed to settlements like Little Dewchurch should reflect the size, role and function of the village and should be located within or adjacent to the main body of the village. The policy states that *'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'*. It also says that *'proposals must result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlement, reflecting local demand'*.

Location for Growth

- 5.37 The Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA) of 2009 assessed 8 sites around the settlement of Little Dewchurch. Of these sites, two were considered as potentially suitable for development. These sites included Land West of Field Fare and Land South of the Plough Inn.
- 5.38 Through the Neighbourhood Plan consultation events the community's feedback has been sought on where they would like to see development occur. Sites around the village were considered, however, most support has been shown for Land West of Field Fare with Land South of the Plough Inn being recognised as an area which needs to be protected from development as recognised within Policy LD ENV 1 of this Plan. As such this site is protected from development and lies outside of the settlement boundary in open countryside.
- 5.39 As a result of this community feedback, this Plan allocates Land West of Field Fare, a 0.6 ha site on the western edge of the village for residential development to meet the identified housing needs as detailed in the Core Strategy. In line with Herefordshire Council's SHLAA the site has the potential to deliver approximately 15 residential dwellings which will include a proportion of affordable housing to meet local needs in accordance with policy H1 of the adopted Core Strategy. The site is well related to the existing built form of Little Dewchurch and provides a logical rounding off of the village. The site can be accessed off the C1261.
- 5.40 Through the consultation on the Neighbourhood Plan, local priorities to improve road safety in the parish as well as improve the overall condition of the village's playing fields so they can be used all year round have been identified. A financial contribution to addressing these priorities is sought through this development opportunity. Any contribution sought will need to be CIL compliant.

- 5.41 In addition to this allocation it is recognised that some development will take place outside allocated sites on infill sites within the settlement boundary or through suitable proposals which meet the limited opportunities for residential development outside the boundary in open countryside which meet policies RA3 Herefordshire countryside, RA4 Agricultural, forestry and enterprise dwellings, and RA5 Re-use of rural buildings of the Core Strategy. These policies offer sufficient protection against wholesale and random development whilst at the same time provide sufficient flexibility to respond to cases which fall within the policies.
- 5.42 Future development will need to demonstrate consideration of the form, layout, character and setting of the site and ensure development contributes to the local needs of Little Dewchurch and its Parish.
- 5.43 Development will need to enhance and reinforce the local distinctiveness of the area and clearly show how the general character, scale, mass and layout of the site, building or extension fits with or enhances the 'grain' of the surrounding area within Design and Access Statements.
- 5.44 Furthermore, the Policy encourages new development to support and enhance local biodiversity and deliver low carbon sustainable developments.

- **Rural Employment**

Consultation Feedback

- 5.45 *The consultation supported local rural employment provision in the Parish through small scale businesses, farm diversification, tourism and live work units with larger scale provision including new employment land and units being provided at Rotherwas, Hereford and the Market Towns.*
- 5.46 *Improvements to broadband and mobile signal coverage as well as road conditions were sought to help support and strengthen the rural economy.*
- 5.47 *There was no demand for an employment allocation to be made in the Plan. Those who required more land sought this outside of the Parish in Hereford and Ross on Wye.*
- 5.48 *Support for home working.*
- 5.49 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation and supports rural employment growth whilst balancing this with protection of the local environment for the benefit of current and future generations. In addition, note has also been taken of the following census information which provides further detail on the employment characteristics of the Parish as follows:*
- *Of those aged 16-74, two thirds are economically active with the majority either in full time employment 79 (28%), self-employed 53 (19%) and part time 38 (13%). 2.5% are unemployed.*
 - *The Parish has approximately double the number of people who are self-employed compared to the national figure (19% compared to a national figure of 10%)*
 - *Of those economically inactive, a high proportion of these are retired.*
 - *There is double the national average of people employed in a skilled trade occupation (23% compared to 11%). This is significantly higher than the County percentage of 16%.*
 - *Given the rural nature of the Parish it is interesting to note that agriculture is only the fifth largest employer in the Parish, reflecting the modern approaches to farming. Ahead of this is sale of motor vehicles, manufacturing, education, health and social work.*

Policy LD E1: Rural Employment

Rural employment proposals which respect their built and natural environment setting, including flooding and drainage considerations, and where there is no significant adverse effect on residential amenity, including through traffic generation, will be supported where they:

- **Develop and diversify agricultural and other land based rural businesses;**
- **develop rural tourism;**
- **extend existing employment premises;**
- **convert and re-use redundant rural buildings to business use, including live work units;**
- **develop well-designed new employment buildings on previously developed sites;**
- **enable home working, including through extension of existing residential properties.**

To be supported proposals that would result in the loss of existing business premises must demonstrate the existing use is no longer viable, or that the premises are to be replaced with business premises of an equivalent size, quality and accessibility.

All proposals must comply with Policies RA5, RA6 and Policies E1, E2 and E3 of the Herefordshire Core Strategy.

Policy justification

- 5.50 This Plan seeks to remove barriers and improve the conditions for business in the Parish and support the growth of businesses which are commensurate with their surroundings.
- 5.51 The LDNDP supports the growth and development of appropriate sustainable businesses which reflect and complement the local environment of the Parish. In addition, the LDNDP seeks to retain existing employment areas within the Parish and supports Policy E2 of the Herefordshire Core Strategy.
- 5.52 The LDNDP particularly encourages businesses started by people looking initially (or permanently) to work from home. This plan also supports the Herefordshire Core Strategy policies related to farm diversification proposals in order to maintain a successful farming community.
- 5.53 Larger scale employment provision needs to be directed to Rotherwas, Hereford and the Market Towns as the local environment, local infrastructure, broadband, mobile communications and the capacity and condition of the local road network is not sufficiently robust to support larger scale employment provision.
- 5.54 The Plan will therefore enable and support employment opportunities of a scale and size which complements the rural nature of the Parish.



- **Local Infrastructure**

Consultation feedback

5.55 *The consultation has identified the following infrastructure issues:*

5.56 *Improved broadband, better mobile reception and improved roads were considered essential for the village.*

5.57 *'The school only survives by bringing in children from Hereford'.*

5.58 *Just under a quarter of residents in the Parish have been effected by flooding - Flooding results from runoff from surrounding fields, blocked drains, road run off.*

5.59 *Traffic issues – condition of roads, traffic speed, pedestrian safety.*

5.60 *Concern over access to public transport.*

5.61 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation and seeks to support an improvement to the capacity and availability of local infrastructure where possible for the benefit of all.*

Policy LD INF 1: Local Infrastructure

Development proposals for mobile phone and superfast broadband infrastructure will be supported where they demonstrate they will not adversely affect residential amenity or the historic and natural environment. To be supported all new development proposals must include on-site provision to enable access to superfast broadband.

Development proposals will be supported where they provide for safe pedestrian and vehicular access to the highway network.

Development proposals for new homes will be supported where they demonstrate they will not result in on-street parking of vehicles.

Development proposals will be supported where they demonstrate they will not result in an increase in surface water run-off.

Development proposals will be supported where they demonstrate adequate public sewerage capacity.

Policy Justification

5.62 The LDNDP will seek to remove barriers to sustainable growth and improve the facilities and conditions for business and local residents to flourish in.

5.63 The Plan will support quality mobile phone coverage and superfast broadband which are sensitively located. Improvements to these services will have social and economic benefits for the Parish.

5.64 Development proposals will need to demonstrate they will not result in an increase in surface water run-off.

5.65 Development proposals will be supported where they demonstrate adequate public sewerage capacity

Development proposals that may result in the capacity of the public sewerage network and/or the Little Dewchurch wastewater treatment works becoming overloaded 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 through s 106 contributions through the planning process.

5.66 Opportunities including future Community Infrastructure Levies (CIL) will be used to improve the conditions of the local road network, the public transport service, address traffic speed and improve pedestrian safety to the benefit of all those living and working in the Parish.

- **Renewable Energy**

Consultation Feedback

- 5.67 *Respondents were asked for views about individual and commercial renewable energy schemes.*
- 5.68 *The feedback showed a level of support for renewable energy schemes related to individual applications for private use. However, with respect to larger scale commercially driven renewable schemes there was a notable lack of support shown for wind and solar schemes in particular due to their impact on the local environment.*
- 5.69 *There was some support for natural heat and water schemes and a level of general enthusiasm for the concept of renewable energy. Given this, it is suggested that the principle of a community renewable energy scheme which provides direct benefit to the community is considered further.*
- 5.70 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation and seeks to support the use of renewables in individual schemes for private use.*

Policy LD RE1: Renewable Energy

Proposals for buildings which include low carbon renewable energy initiatives including solar, wind, natural heat and water power will be supported.

A sensitively sited small scale community renewable energy scheme which directly benefits the community will be supported.

To be supported renewable energy proposals must demonstrate they have regard to local amenity and landscape impact in terms of appropriate siting, type and scale and ensure they protect:

- **The quality and character of the landscape; and**
- **Local heritage such as archaeological sites and historic buildings, including their settings; and**
- **Sites of nature conservation importance or biodiversity; and**
- **Local and residential amenity is protected; and**
- **The amenity and natural beauty of the AONB.**

Policy Justification

- 5.71 This Plan will support small scale renewable energy proposals which relate to individual developments for private use. Proposals will need to be sensitively sited to minimise impact and protect residential amenity.
- 5.72 The Plan reflects the community feedback and does not support commercially driven projects due to their impact on the local environment with particular objection to wind and solar power schemes.
- 5.73 Further investigation needs to be undertaken to establish the community's view of a sensitively located community renewable energy scheme in the Parish which provides direct benefit to the community.
- 5.74 Developers should aim for the highest carbon reducing standards in new developments and conversions.

• **Community Facilities**

Consultation feedback

- 5.75 *There are a variety of community facilities within the village of Little Dewchurch including the Plough Inn, the Church, Village Hall, Playing Field, Adventure Park and Flix in the Sticks. The community were asked about their satisfaction with existing community facilities, their usage, and what needed to be improved.*
- 5.76 *The feedback showed how much the local community value these existing community facilities and that they needed to be protected and enhanced.*
- 5.77 *Support for a local shop and post office was also shown.*
- 5.78 *Facilities which need improving were seen as broadband and mobile phone coverage, and facilities for young people.*
- 5.79 *Since this consultation the Plough Inn has undergone refurbishment and has been registered as a Community Asset on the Council's register. Both these actions have been well received by the community.*
- 5.80 *The well-established recreational playing field (situated off Church Lane) is largely waterlogged for much of the year despite the installation of French drains some years ago. Due to this poor playing surface the playing field is underutilised although located alongside the popular Adventure Park.*
- 5.81 *Access to a direct bus service between Hereford and Ross-on-Wye was also an issue.*
- 5.82 *Following this feedback, a policy has been included in the LDNDP which seeks to address the points raised in the consultation and seeks to protect and enhance the Parishes valued community assets for the benefit of all. Through development opportunities these facilities will, where possible be enhanced to ensure a vibrant local community is maintained in the future.*



The Plough Inn

Policy LD CF1: Community Facilities

- **Proposals that will result in loss or reduction of the following community facilities will only be supported where it is clearly demonstrated they are no longer fit for purpose or viable, or that an equivalent equally accessible alternative community facility is/or will be available within the Parish:**

The Plough Inn

The Church

The Village Hall

The recreational playing field and adjacent Adventure Park

- **Proposals for new community facilities will be supported where they meet a community need, are sensitively located, protect residential amenity, and provide sufficient parking.**

Policy Justification

5.83 As already mentioned Little Dewchurch has a range of valued community facilities and a strong community spirit.

5.84 The LDNDP policy is aimed at protecting, enhancing and developing these assets for current and future generations to enjoy. Any Proposals that will result in loss or reduction of the community facilities will only be supported where it is clearly demonstrated they are no longer fit for purpose or viable, or that an equivalent equally accessible alternative community facility is/or will be available within the Parish. In support of this plan policy the Plough Inn has been included on the Council's Community Assets Register. Consideration should be given to placing some of the other facilities on this register.

- 5.85 Any money arising from Community Infrastructure Levies will be used to maintain, improve and enhance community facilities such as the village hall, playing fields, facilities for young people and the Church, and seek to provide new facilities in innovative ways and where viable such as a village shop.
- 5.86 A local priority has been identified through this process to improve the overall condition of the playing fields to ensure that the fields can be used by the community all year round.

6. Review and Monitoring the Plan

- 6.1 The LDNDP will be delivered and monitored over the period to 2031 by the Little Dewchurch Parish Council, working with statutory partners, local residents, businesses and community groups. A group of parish councillors and residents will prepare an annual monitoring report on the progress of the plan.
- 6.2 The Plan covers the period until 2031. Within this period there may be further changes for example:
- Changing demographics;
 - Changes to certain National Planning Policies;
 - Changes in economic forecasts and delivery of housing and employment development;
 - Changes to the needs of the rural economy.
- 6.3 These and other unforeseen developments may make it necessary for this Plan to be reviewed. It is proposed to hold a formal review in 2021, and at 4 year intervals thereafter after to ensure that the details of the Plan, particularly in terms of housing and the economy, are still relevant and that the plan continues to serve the best interests of the Parish.



The Village Hall

7. Appendices

Appendix A - IMPORTANT WILDLIFE AND HERITAGE SITES

Little Dewchurch Parish has:

- The River Wye SSSI borders the Parish;
- The River Wye SAC borders the Parish and the Parish is in the Lower River Wye sub-catchment for the purposes of the Nutrient Management Plan. The lower River Wye sub-catchment is currently meeting phosphate targets;
- 14 SWS, Special Wildlife Sites; (see Appendix E)
- 11 ancient woodlands; (see Appendix F)
- 2 Scheduled Ancient Monuments - Churchyard cross in St David's churchyard; Moated site, Trilloes Court Wood (border);
- There are listed buildings within the parish all of which can be found on the Historic England Website. (see Appendix D) None are currently recorded in the Buildings at Risk Register;
- The agricultural land classification around Little Dewchurch is mainly Grades 3 and 4 (Good-Moderate to Poor);
- Unregistered Park and Garden - Aramstone (border);
- Flood Zones 2 and 3 follow a brook/stream coming off the River Wye from Carey up to Witherstone. There is a also Flood Zone by Bromley Court in the south of the Parish;
- Long distance footpaths/trails (e.g. Herefordshire Trail);
- Important Open Spaces- village green, playing fields;
- Important views, Land south of the Plough Inn, Long distance views.

Appendix B - SUMMARY OF KEY CENSUS INFORMATION 2011

The 2011 Census provides a range of information on Little Dewchurch Parish. Key Statistics are summaries below:

1. **Total Parish Population** is 402 (198 Males & 204 females) with 176 households. This compares to a population of 394 and 173 households in 2001. The Parish has a low population density being 0.6 which is lower than the County figure of 0.8% and England's figure of 4.1%
2. **Age Distribution**

Age	Little Dewchurch	%	Herefordshire	%
Up to 15	66	16	31515	17
16-24	24	6	17854	10
25-44	88	22	42530	23
45-59	85	21	38958	21
60-74	88	22	34100	19
75+	51	13	18520	10
	402	100	183477	100

The Parish has a lower percentage of its residents in the age bracket 16-24 (6%) compared to the County figure of (10%) as well as a higher percentage of its residents 60 plus (35%) compared to the County figure of 29%

3. **Young and Old** - In terms of very young we have 23 aged 4 and under and 5 older citizens over 90.
4. **Place of Birth** - 359 (89%) Parishioners were born in England, 1 in Northern Ireland, 2 in Scotland, 26 in Wales (together comprising the UK) and 12 in other countries.
5. **Dwellings** - There are 176 dwellings.

6. **Property Ownership** – 75% of households are owned of which 87 (50%) are owned outright and 44 (25%) households have a mortgage. The number of households who own their properties outright is higher than the County average of 40% and England’s average of 31%. There are 33 (18.8%) households in social housing and 10 (6%) in private rented houses. This compares to a national average of households who own accommodation outright.
7. **Employment** - Of those aged 16-74, two thirds are economically active, with the majority either in full time employment 79 (28%), self-employed 53 (19%), or part time 38 (13%), 2.5% are unemployed. Of those economically inactive, a high proportion of these are retired. There is double the national average of people employed in skilled trade occupations in the Parish (23% compared to 11%) and it is significantly higher than the County percentage of 16%.
8. **Children** - Of the 176 households in the Parish there are - 48 one person households, 62 households with no children, 44 households with dependent children and 13 households have non-dependent children. The remaining 9 households were regarded as ‘other type of household’.
9. **Education** - Those aged 16 and over with 5+ GCSE passes A-C or equivalent 13% and 27% have no formal qualifications.
10. **Employers** - Largest employer is in the repair of motor vehicles and motor cycles which employs 27 people, followed by Manufacturing with 22 people, 18 in Education, 17 in Human Health and Social Work, 16 in Agriculture, Forestry and 15 in Construction.
11. **Household deprivation** - is measured by the presence of 4 dimensions – unemployment, lack of education qualifications, poor health, poor housing. Of our 176 households, 77 register no dimensions, 56 one, 39 two dimensions and 4 three with 0 in 4.
12. **Health wise** - 46.6% of the population are in very good health, 34.8% are in good health, 13.9% are in fair health. 3.5% are in bad health and 1.3% are in very bad health.
13. **Cars and Travel to work** - Of the 176 households 18 have no car or van, 64 one car/van, 67 two cars/van, 23 have 3 or more cars/vans. *Travel to work - 48 work mainly from home, 109 use car/van, and 1 uses a bus, 17 walk.*
14. **Religion** - Last but not least religion – of total population 70% regard themselves as Christians, 20.8% have no religion with 9.2% not stating their religion.

Appendix C - ACRONYMS

- AONB - Area of Natural Outstanding Beauty
- CIL - Community Infrastructure Levy
- GCSE - General Certificate of Secondary Education
- HMA - Housing Market Area
- HRA Habitat Regulations Assessment
- LDNDP - Little Dewchurch Neighbourhood Development Plan
- NDP - Neighbourhood Development Plan
- NPPF - The National Planning Policy Framework
- SAC - Special Area of Conservation
- SAM - Scheduled Ancient Monument
- SEA - Strategic Environment Assessment
- SHLAA - Strategic Housing Land Availability Assessment
- SSSI - Site of Special Scientific Interest
- SWS - Special Wildlife Sites
- UDP - Unitary Development Plan
- WwTW - Welsh Water Treatment Works

Appendix D - LISTED BUILDINGS

Information and references below taken from Historic England Website. Copies of location maps and OS grid references for the listed buildings are available from Historic England.

The buildings below are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- Court Farmhouse - Grade II. List entry number 1099572.
- Barn about 20 yards South of Court Farmhouse - Grade II. List entry number 1099573.
- Barn about 50 yards East of Knapp Green Farmhouse - Grade II. List entry number 1099574.

- Barn about 30 yards North East of Knapp Green Farmhouse - Grade II. List entry number 1157504.
- Cider house about 20 yards North of Knapp Green Farmhouse - Grade II. List entry number 1157549.
- Church of St David - Grade II. List entry number 1157474.
- Churchyard Cross about 15 yards South of the South East Window of the Nave of the Church of St David - Grade II. List entry number 1348855.
- Catson - Grade II. List entry number 1157489.

The monument below is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

- Church Yard Cross in St Davids Churchyard. List entry number 1017735.

Appendix E - SPECIAL WILDLIFE SITES (SWS)

Information and references for the SWS and Ancient Woodlands taken from the Herefordshire Council Initial Habitat Regulations Assessment and Strategic Environmental Assessment Screening Notification 02/08/2013.

Note the LDNDP has to be aware of and take into account common boundaries (borders) with neighbouring parishes;

- Athelstan's and Rough Hill Woods;
- The Crickets (border);
- Upper Bolstone Wood and The Belt (border);
- Ballis Wood;
- Trilloes Court Wood;
- Kidley Hill Wood (border);
- Ballingham Railway Tunnel (border);
- Fields north of Carey;
- Altbough Wood (border);
- Margin of Wriggle brook near Tresseck (border);
- Ballingham Wood (border);
- River Wye (border); Woods along the Wye from Caplor Camp (border);

- Woodlands on Aconbury Hill (border);
- Lower Bolstone Wood (border);

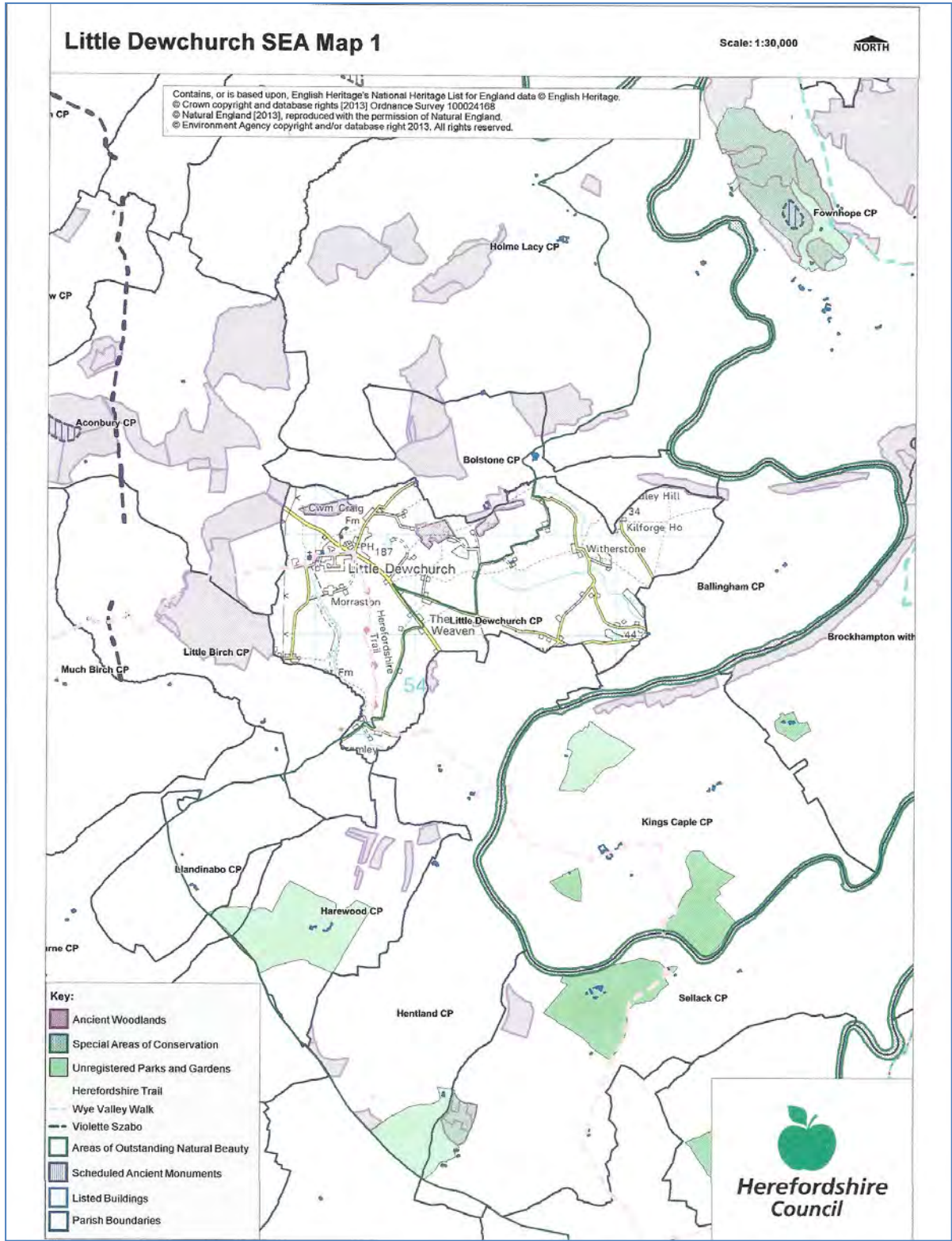
Appendix F - ANCIENT WOODLAND

Information and references for the SWS and Ancient Woodlands taken from the Herefordshire Council Initial Habitat Regulations Assessment and Strategic Environmental Assessment Screening Notification 02/08/2013.

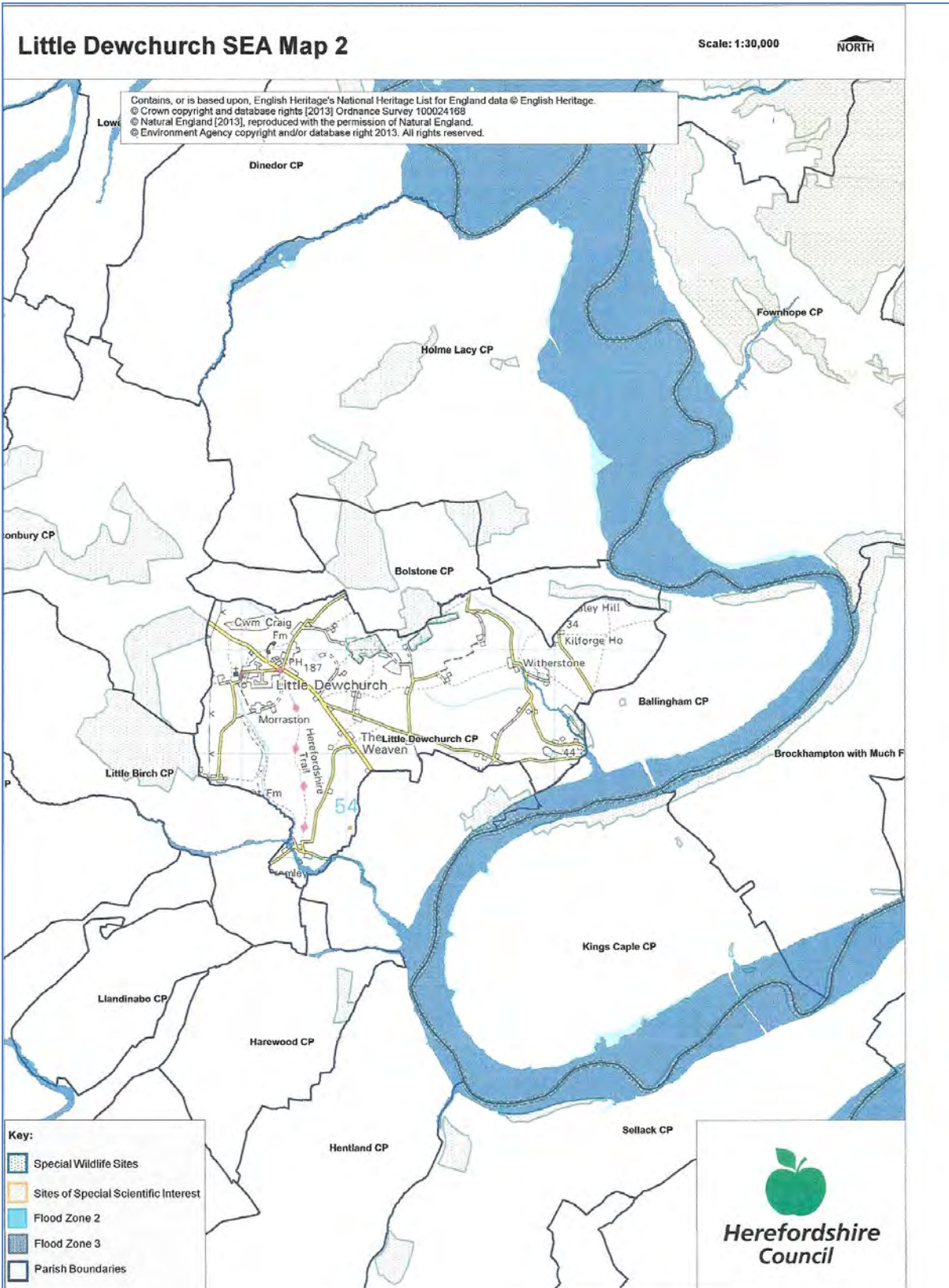
Note the LDNDP has to be aware of and take into account common boundaries (borders) with neighbouring parishes;

- Lady Coppice (border);
- Fox Wood;
- Ballis Wood;
- Trilloes Court Wood;
- Weaven Wood (border);
- 1 unlabelled site at Kidley Hill (border);
- Armastone Wood (border);
- 1 unlabelled site by Ballingham Hill (border);
- 1 unlabelled site at Upper Bolstone Wood (border);
- Lower Bolstone Wood (border);
- Nether Wood (border);

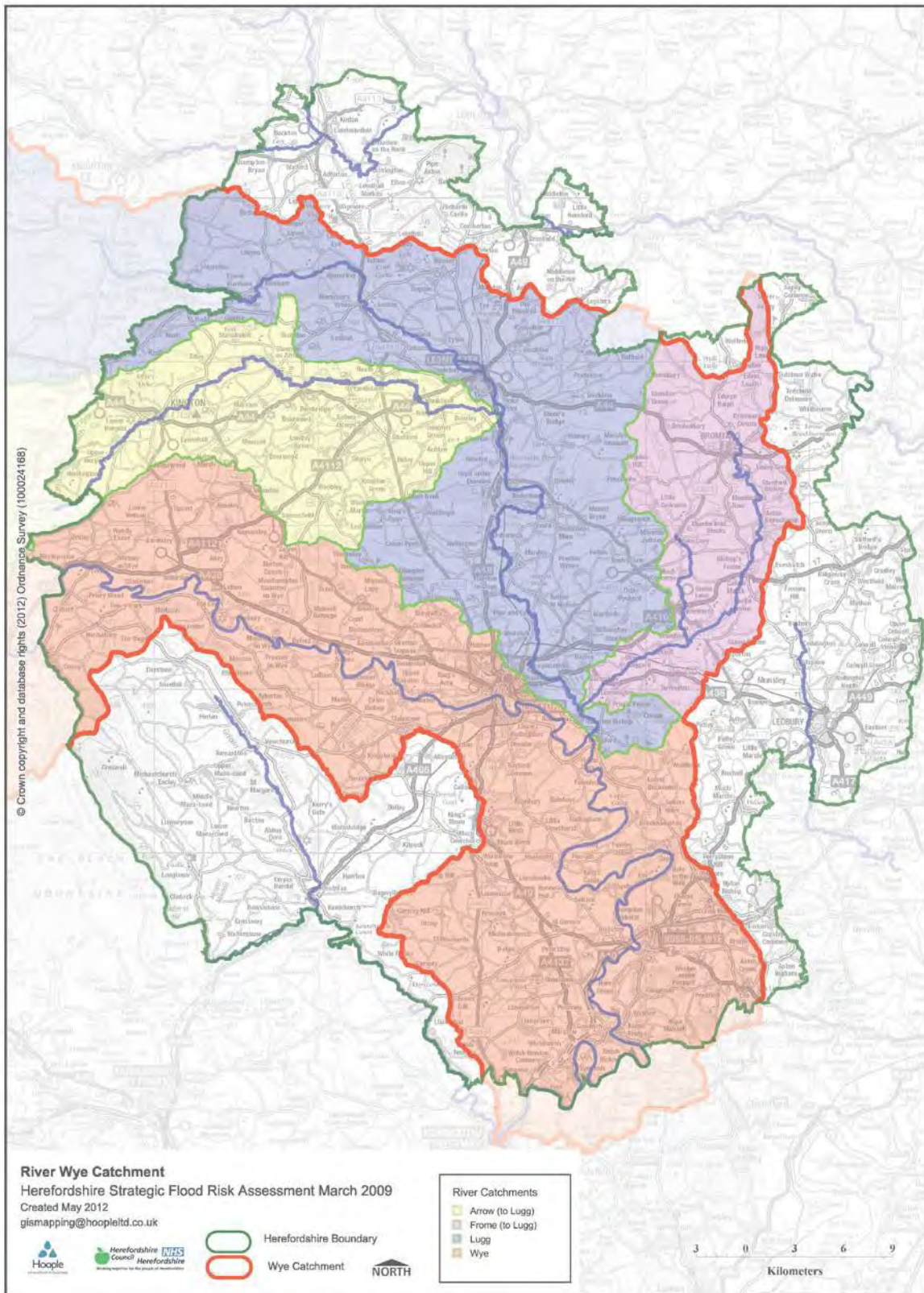
Appendix G - SEA MAP 1



Appendix H - SEA MAP 2



Appendix J – WYE CATCHMENT MAP



Appendix K - COPYRIGHT LICENCES

- Ordnance Survey (OS) - PSMA 100055523
- Herefordshire Council

Appendix L - LIST OF PLANNING COMMITMENTS AND COMPLETIONS FOR THE PARISH

Completions Little Dewchurch Parish 2011- 2021

Application Number	Parish	Site Address	Decision Date	Total completed	Dwellings Lost	Net Completions
S103302/F	Little Dewchurch	Land at Plough Inn, Little Dewchurch, Herefordshire, HR2 6PW	24-Mar-11	10	0	10
S122102/F	Little Dewchurch	Workshop at Woodlands Farm, Hoarwithy, Herefordshire	10-Sep-12	1	1	0
P131503/RM	Little Dewchurch	Land At Whitethorn Farm, Carey, Hereford, HR2 6NG	01-Oct-13	1	0	1
P150708/F	Little Dewchurch	Land at Court Farm, Little Dewchurch, Hereford, Herefordshire	30-Sep-15	1	0	1
S121243/F	Little Dewchurch	Church Cottage, Little Dewchurch, Herefordshire, HR2 6PN	21-Jun-12	1	1	0
P153004/F	Little Dewchurch	Court Farm, Little Dewchurch, Hereford, Herefordshire	15-Dec-15	1	0	1
					Total Net Completions	13

Commitments Little Dewchurch Parish as at September 2021

Application Number and Parish	Site Address	Decision Date	Total	Not Started	Under Construction	Total Completed	Dwellings Lost	Net commitments
							Total Net Commitments	0

Appendix M - LDNDP formal review August 2021

In line with 6.3 of the LDNDP approved and adopted in 2017 a formal review was carried out by the Little Dewchurch Parish council in August 2021.

The review included consultation with Herefordshire Council on the requirements of the review and potential needs for formal inspection and or a new referendum for the changes identified during the review.

The review found that in general the LDNDP was still a valid document fully supported by the parish council and describes and meets the needs of the parish of Little Dewchurch through the period to 2031.

The one change to the LDNDP identified is a need to reduce the numbers of dwellings identified in 5.39 on the plot of land West of Field Fare that was allocated for residential development and included within the village development boundary in the LDNDP adopted in 2017.

This change reduces the requirement from approximately 20 dwellings to approximately 15 dwellings and has been driven by site investigations on the actual area of land available and the planning constraints that would likely be made on any development on this site.

5.41 of the LDNDP already acknowledges that some development both within and outside the development boundary of the village could take place and it is believed that the reduction in numbers of houses on the allocated land west of Field Fare can be accommodated within the scope of 5.41.

