

Dormington and Mordiford Group
Neighbourhood Development Plan
2023 – 2041

Regulation 14 Draft Plan

Dormington and Mordiford Group Parish Council
December 2023

Dormington and Mordiford NDP Steering Group

On behalf of the Parish Council

With the assistance of



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Public Consultation - Monday 29th January 2024 until 5pm Monday 11th March 2024

Welcome to the Draft Neighbourhood Development Plan (NDP) for Dormington and Mordiford Group Parish.

The Draft Plan is published for Regulation 14 formal consultation for 6 weeks until 5pm Monday 11th March 2024.

The Draft NDP and the Appendix with the Dormington & Mordiford Design Guide are available to view and download from the NDP pages of the Parish Council website: <https://dormingtonmordifordgroup-pc.gov.uk/ndp/>.

Postcards have been delivered to all households with the relevant web links and QR codes and an invitation to respond to the consultation as well as advice about obtaining hard copies of the relevant documents.

We are holding an open drop-in event on **Tuesday 5th March from 6.30pm – 8.00pm at Mordiford School** where you can meet the NDP Steering Group members, view copies of the Draft NDP and Dormington & Mordiford Design Guide and find out more about the Neighbourhood Plan. All are welcome to attend.

Please download the response form and complete it and email it back by 5pm on Monday 11th March 2024 to clerk@dormingtonmordifordgroup-pc.gov.uk. Alternatively, you can print out a copy to complete by hand and drop it off to one of the reply boxes provided at Mordiford School, the Moon Inn pub at Mordiford, Dormington Church or Checkley Church, or bring it to the drop in event on 5th March. Hard copies of the Draft NDP, Dormington & Mordiford Design Guide and Response Forms are also available at these locations.

Written responses are also welcome.

Following this formal consultation, we will amend the NDP and submit it to Herefordshire Council together with supporting documents including a Consultation Statement and Basic Conditions Statement.

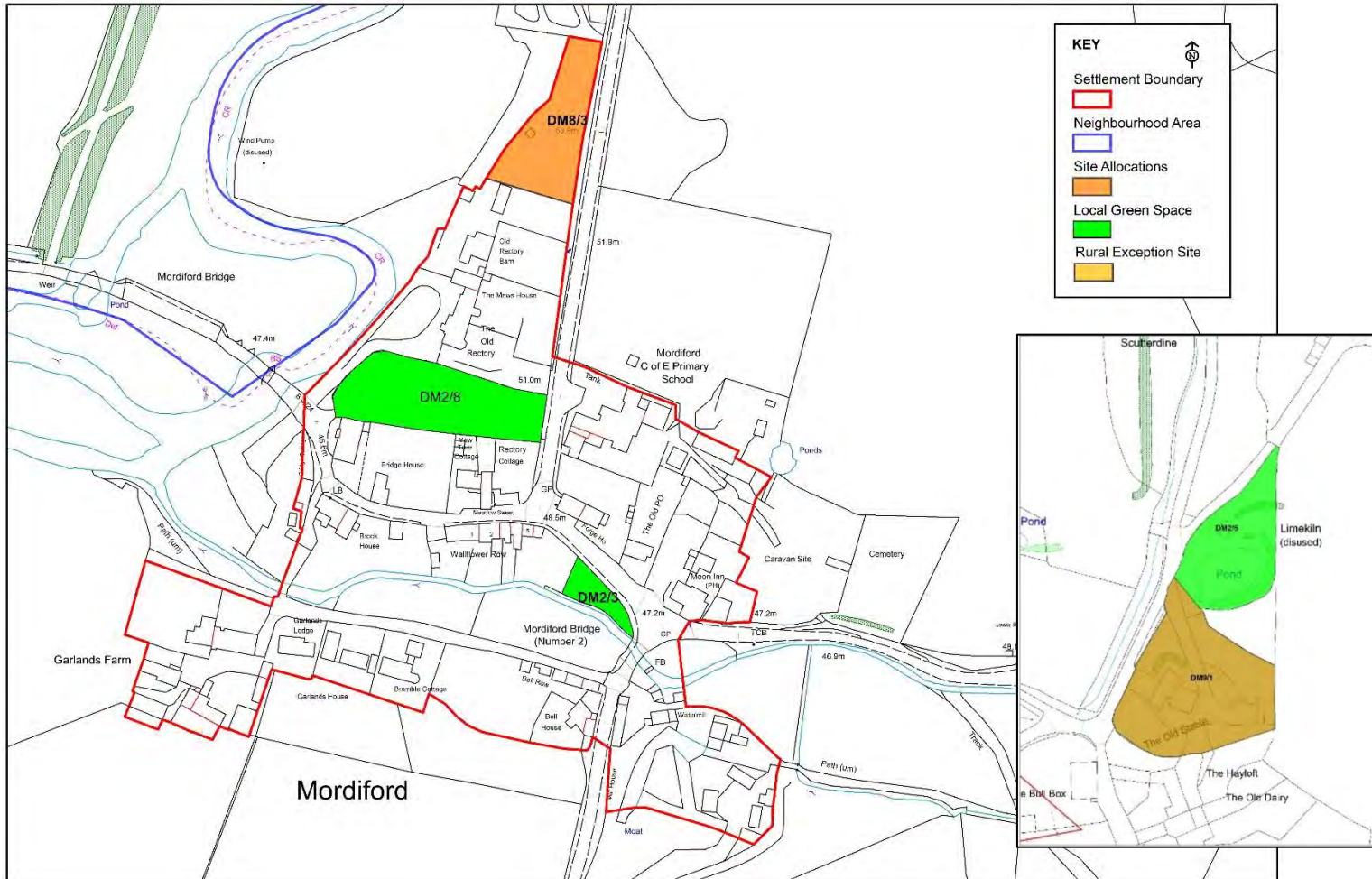
Thank you for your interest and support.

Map 1 Dormington and Mordiford Neighbourhood Area and Parish



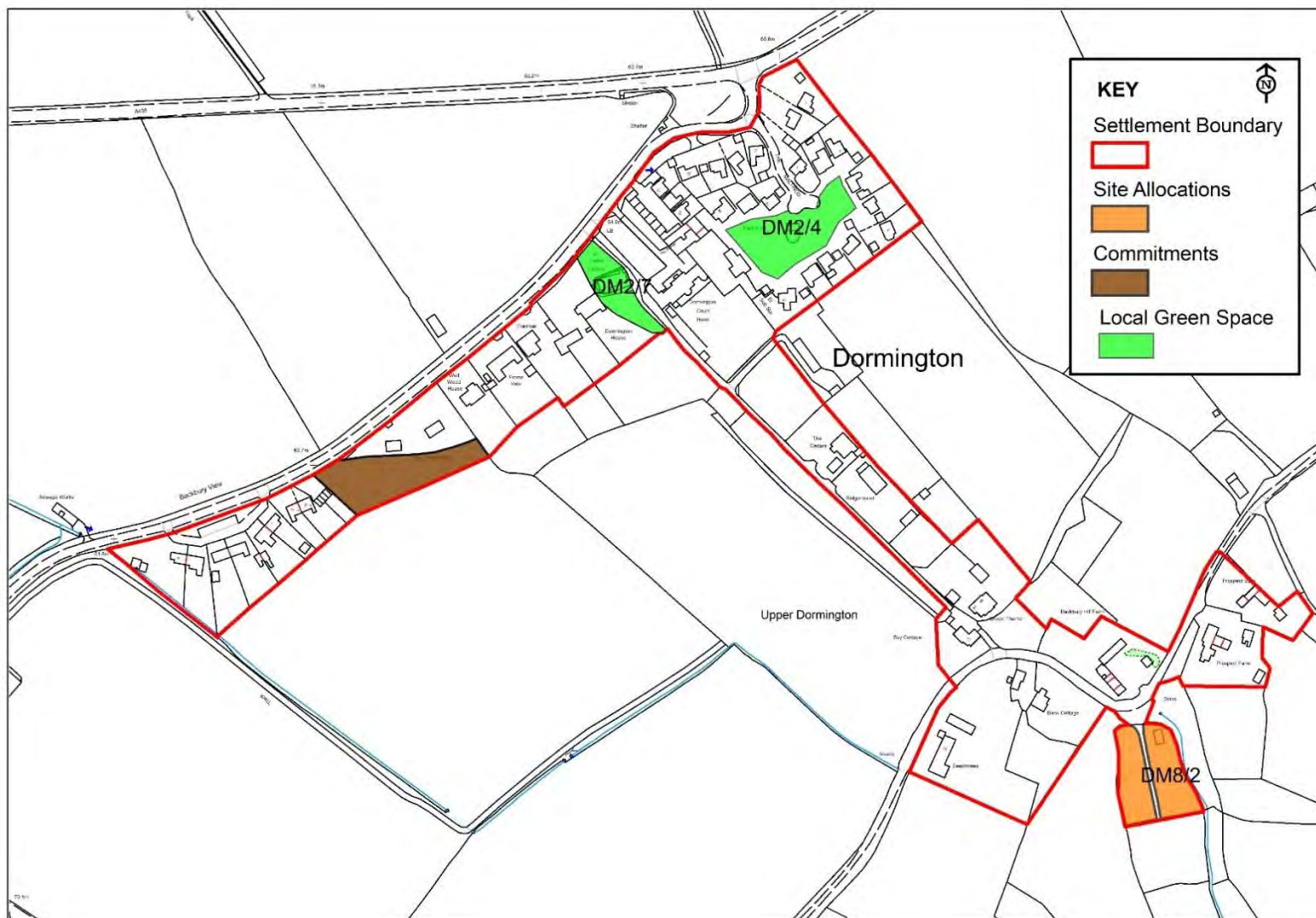
Dormington and Mordiford NDP Policies Maps

Map 2A Mordiford Policies Map



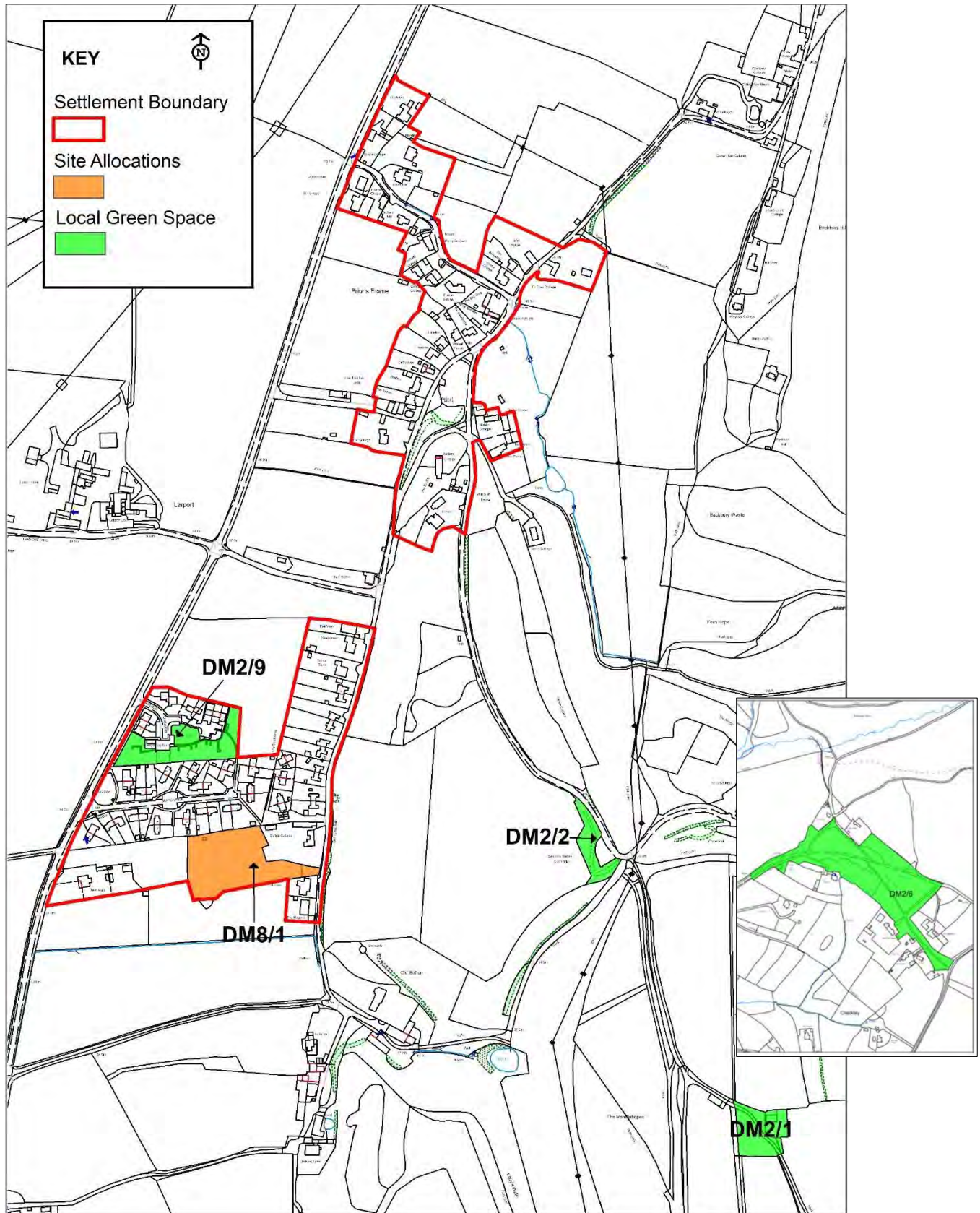
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Map 2B Dormington Policies Map



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Map 2C Priors Frome Policies Map



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1.0 Introduction



Apple Blossom

- 1.1 This is the Draft Neighbourhood Development Plan (NDP) for Dormington and Mordiford Group Parish neighbourhood area. It has been prepared by a Steering Group of parish councillors and local residents on behalf of the Parish Council and has been shaped by the responses from local people, businesses and stakeholders to various informal public consultation and engagement processes.

What is a Neighbourhood Development Plan?

- 1.2 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. An NDP can cover a range of planning related issues or just have one, single policy.
- 1.3 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment, and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.4 NDPs cannot be prepared in isolation but sit within a higher-level planning policy framework. They have to be 'in general conformity' with strategic planning policies - in this case, the strategic policies in the adopted [Herefordshire Local Plan Core Strategy 2011 – 2031](#). As it is being prepared at the same time as the new [Herefordshire Local Plan 2021 - 2041](#) the NDP will also take into account the

reasoning and evidence informing the local plan process including up-to-date housing needs evidence, in line with [Planning Practice Guidance](#)¹.

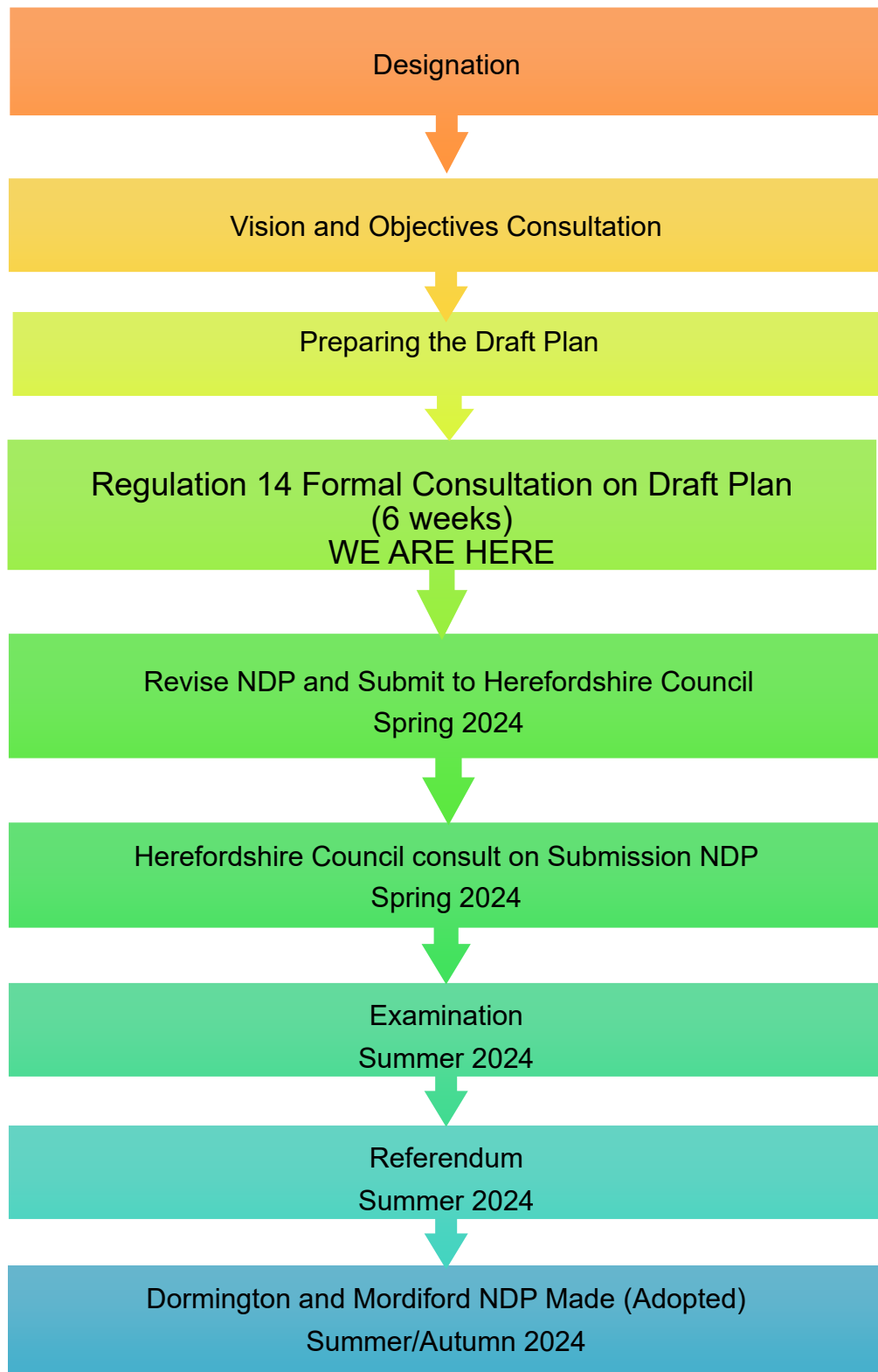
- 1.5 NDP Policies also have to 'have regard to' national planning policy, as set out in the [National Planning Policy Framework \(NPPF\)](#) which was updated on 5th September 2023 and other National Planning Practice Guidance, Ministerial Statements and Government advice.
- 1.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by the responses to public consultations. Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance (including being in general conformity with strategic policies and having regard to national policies as set out above). These basic conditions will be tested at the examination stage.

The NDP Process

- 1.7 Preparing an NDP is a complex and lengthy process and is set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). Following the formal consultation on the Draft Plan, the Plan will be revised and submitted to Herefordshire Council who will check it and publish it for a further 6 weeks consultation. The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Herefordshire Council and used to help determine planning applications alongside Herefordshire Council's planning policies.
- 1.8 This process is set out in Figure 1.
- 1.9 There are therefore several more stages following this formal consultation and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.10 We hope to achieve all this and have a plan in place by the end of 2024.

¹ NPPG Paragraph 009 'Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?'

Figure 1: NDP Process



2.0 Key Steps in Preparing the Dormington and Mordiford NDP

Neighbourhood Area Designation and First Steps

- 2.1 Dormington and Mordiford Group Parish Council applied to Herefordshire Council to designate the Group Parish as a Neighbourhood Area on 22nd March 2014. The Group Parish was designated on 13th May 2014 and the designated neighbourhood area is shown on Map 1. Work began on the NDP but later stalled.
- 2.2 The Group Parish Council adopted an [Environmental and Sustainability Policy](#) in July 2020. This document pre-dated the NDP but a number of 'general actions' have informed NDP policies, including those protecting and enhancing the natural and built environment of the Parish and design policies which promote sustainability and resource efficiency in new and converted buildings.
- 2.3 To re-launch the Plan a community meeting was held on the evening of 2nd December 2021 at Mordiford Primary School and local residents and stakeholders were invited to attend to find out more about the process. The new NDP Steering Group of parish councillors and local residents was established shortly afterwards to progress work on the Draft Plan.

Vision and Objectives Consultation, Spring 2022

- 2.4 A document setting out a Draft Vision and Objectives and Key Planning Themes document was prepared by the Steering Group as a first step in 'scoping' the Plan.
- 2.5 Consultees were invited to complete a short Questionnaire asking whether they agreed with the Draft Vision, Objectives and Key Planning Themes and to provide any comments.
- 2.6 There were 35 responses, the vast majority of which were highly supportive of the proposed approach to the NDP. There were a number of detailed comments, and these were all considered carefully and have been used to help shape the draft policies and proposals in the Plan. The full report of the consultation is provided on the NDP pages of the Parish Council website <https://dormingtonmordifordgroup-pc.gov.uk/ndp-vision-statement-and-call-for-sites/>.

Call for Sites and Technical Site Assessment, Summer 2022 to Spring 2023

- 2.7 The Parish Council advertised a Call for Sites in May 2022, to help identify potential housing sites in the Parish for both market and affordable housing.
- 2.8 In total 8 sites were submitted by landowners and agents, and these underwent technical assessment by independent consultants AECOM funded through the Locality Neighbourhood Planning Technical Support Programme.
- 2.9 [The Site Options and Assessment Report, November 2022](#) advised that four sites were potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. One site has outline planning permission for a bungalow and a pair of semi-detached houses (DMNP3 Church Field) and therefore does not need to be allocated. The remaining three sites were considered unsuitable for residential development.

- 2.10 The three sites found to be suitable subject to mitigation of constraints were published for informal consultation as 'Preferred Option Sites' as part of the consultation on the emerging Draft Plan in summer 2023.

[Dormington & Mordiford Design Guide, 2023](#)

- 2.11 The Parish Council accessed the Locality Technical Support Programme to commission consultants AECOM to prepare design codes for the neighbourhood area, working closely with the NDP Steering Group.
- 2.12 The Dormington & Mordiford Design Guide Draft Report was completed in February 2023 and published for informal consultation at the same time as the emerging Draft Plan and preferred housing sites. The responses informed the final version of the [Dormington & Mordiford Design Guide](#) document.
- 2.13 The Design Guide is an important part of the technical evidence for the NDP and provides relevant detail and guidance for NDP policies on design.

[Group Parish Housing Needs Survey, April to May 2023](#)

- 2.14 Dormington and Mordiford Group Parish Council undertook a Local Housing Needs Survey from April to May 2023 to assess the current housing stock and gain an understanding of up-to-date local housing needs.
- 2.15 A covering letter and questionnaire were hand-delivered to each household in the Parish. A pre-paid envelope was also provided for completed questionnaires. In total 350 questionnaires were delivered. 101 questionnaires were returned of which 82 did not have any housing needs in the next five years. The remaining 19 responses indicated a current and/or future need.
- 2.16 A report summarising the responses ([Future Housing Needs Survey Report Dormington and Mordiford Group Parish](#)) was prepared by consultants Data Orchard and is published on the website.
- 2.17 The responses were used to inform housing policies in the NDP to help ensure future housing development is suitable and is provides house types, sizes and tenures which meet the needs of local residents.

[Informal Public Consultation - Emerging Draft Plan, Summer 2023](#)

- 2.18 The emerging Draft Neighbourhood Development Plan (NDP) for Dormington and Mordiford Group Parish with draft policies and preferred options for housing sites was published for informal consultation from late June until Friday 28th July 2023.
- 2.19 A summary of the Draft NDP and response form for comments were delivered to local households with a prepaid envelope for returns. Copies were also provided on the website. Complete copies of all documents were provided on the website and hard copies of the complete draft plan were left inside the church porches and were available to borrow on request.
- 2.20 An open drop-in event was held on Thursday 15th June from 7.00pm to 9.00pm at Mordiford Primary School where residents could meet NDP Steering Group members, view copies of the Design Guide and Draft NDP, and find out more about the Neighbourhood Plan.

- 2.21 The Consultation Report² is published on the NDP pages of the Parish Council website. There were 70 responses (representing 20% of the 250 households in the Group).
- 2.22 The draft Vision and Objectives and draft policies and proposals were all generally supported by a majority of respondents. The proposals for site allocations for housing had lower rates of support and more comments / concerns but all were supported by a majority of respondents.
- 2.23 Various changes to the Draft Plan were agreed including changes to settlement boundaries and some minor wording changes to the Vision, Draft Policies and supporting text. Several new Local Green Spaces were added to the Draft Plan.

Additional Housing Site Submissions and Technical Site Assessments, Summer to Autumn 2023

- 2.24 During the summer of 2023 two further housing sites were submitted to the Parish Council for consideration, and the boundary of one of the original eight sites (DMNP7 Fort House) was revised by the landowner.
- 2.25 The Parish Council secured further technical support from Locality for further technical assessments and an updated report ([Site Options and Assessment Report Dormington and Mordiford Neighbourhood Plan](#)) was prepared which considered the two new sites and the revised boundary of the previously assessed site and incorporates the conclusions of the November 2022 report to provide a single consolidated assessment of all 10 identified sites. The report was published on the NDP pages of the Parish Council website.
- 2.27 Site DMNP9 was given an amber rating and found to be potentially suitable for allocation for 2 to 3 dwellings. DMNP10 was considered unsuitable for allocation and was screened out.
- 2.28 Information about Site DMNP9 was provided on the NDP pages of the website and comments invited using social media (local Facebook pages). Only 1 comment was made by a member of the public at the Parish Council meeting on 16th November 2023. No other comments were received.
- 2.29 The NDP Steering Group considered the response alongside the technical assessment and made a decision to include the site as DM8/3 in the Draft Plan.

² Dormington and Mordiford NDP Informal Public Consultation June – July 2023 Draft Plan Policies, Preferred Option Housing Sites & Dormington and Mordiford Design Guide Consultation Report,

3.0 An Overview of Dormington and Mordiford

Introduction

- 3.1 Dormington and Mordiford Group Parish and Neighbourhood Area is in a very rural and beautiful part of Herefordshire, much of it within the Wye Valley Area of Outstanding Natural Beauty (AONB). It is a Group Parish comprising Dormington and Mordiford parishes and extends across 1,600 hectares.
- 3.2 The Parish lies about 3 miles to the southeast of the City of Hereford and south of the A438. The main settlements are Dormington which has a church (St Peters) and cluster of cottages and farms just south of the A438, and Mordiford which has a pub (The Moon Inn) overlooking Mordiford Bridge, Mordiford Primary School and the Church of the Holy Rood. Other small settlements include Priors Frome located between Dormington and Mordiford and Checkley to the east. There are numerous other smaller hamlets, farmsteads and individual houses scattered across the area.
- 3.3 The Parish includes sections of the Rivers Frome and Lugg to the west. The Frome flows into the Lugg, which in turn is a tributary of the River Wye, joining it just south of Mordiford Bridge. Parts of the Parish lying close to the rivers are in areas of flood risk.
- 3.4 The landscape is undulating, rising steeply to the east of the river valleys, and includes areas of pasture, arable land and woodland. Agriculture is an important part of the local economy, and there are apple and cherry orchards as well as hops. The area is popular with tourists and has some short-term holiday lets. Rural industries also include forestry and shooting.
- 3.5 The neighbourhood area has significant built heritage interest and a distinctive rural character. There are 48 listed buildings (see **Appendix 1**), including the two churches which are both Grade II* and several scheduled monuments including the landmark Mordiford Bridge, Ethelbert's Camp and a moated site. Mordiford has a Conservation Area.
- 3.6 The Parish also has significant areas of wildlife importance. It lies partly within the Wye Valley and River Lugg Special Areas of Conservation (SAC) and there are several Sites of Special Scientific Interest (SSSI) including part of Perton Roadside Section and Quarry, Scutterdine Quarry, Little Hill, Woodshuts Wood and Haugh Wood. The wooded areas include Ancient Woodlands.
- 3.7 Environmental designations and constraints are shown on the two SEA Maps in Appendix 2.
- 3.8 Information from the 2021 Census shows that the population of Dormington & Mordiford Parishes was 268 and 567 and has changed very little since 2001 (260 and 544 respectively).
- 3.9 In 2021 there were 110 households in Dormington and 240 households in Mordiford (rounded to the nearest 10).

Spotlight on Dormington



Dormington Church

- 3.10 Dormington is a small, elongated rural settlement of some 70 properties, in the north of the Group Parish. It is located just south of the A438 Hereford to Ledbury Road, Hereford being 5 miles to the east and Ledbury 8 miles to the west. The settlement is largely on the C road linking Dormington with Mordiford and this is used increasingly as an unofficial Hereford bypass. Speeding traffic is probably the residents' greatest concern. A regular bus service operates between Hereford and Ledbury.
- 3.11 The village is surrounded by cider and dessert apple trees and was once famous for hop growing.
- 3.12 The most recent significant development was the construction of The Maltings in 1996, 23 executive-style 3/4-bedroom houses, around a village green with play equipment. At the south end of the village is Backbury View consisting of 10 privately owned and housing association homes. Two notable Grade II listed properties are the Georgian Dormington House which used to be the rectory, and Dormington Court, parts of which date back to the early 17th century. Other properties are scattered along the road and on the slopes leading up to Tower and Backbury hills (Upper Dormington). Nearby, on the other side of the A438, is the historic farm of Claston, once used for hop growing, now operating indoor poultry units and cattle. Dormington's only facilities are a letter box and St Peter's Church. There is a good community spirit and people use the church for secular and religious activities. The walled churchyard is locally famous for its carpet of snowdrops and the annual Snowdrop Tea.
- 3.13 St Peter's Church is a Grade II* listed building and dates from Norman times. It was extensively renovated in 1877. Nevertheless, the church has some interesting features including a 13th century font, 17th century memorials and attractive stained-glass. The West window depicts Justice and Fortitude. It was designed by Edward Burne-Jones and installed by (William) Morris & Co in 1902. The East window was installed in 1901 and was designed by Mary Lowndes 1857-1929 (Chair of the Artists' Suffrage League) and Isabel Cloag (1865-1917); both well-respected stained-glass artists.

- 3.14 The bronze door knocker is unique among European knockers in style and type, consisting of the head of a feline beast with large eyes and a ring through its mouth. The original is kept in Hereford Cathedral Treasury for safe keeping. There is a replica on the church door. The church has three bells. The oldest was made by John Finch in 1662. The walled churchyard to the south is carpeted with snowdrops in early spring. The church has two services per month and is part of the Bartestree Cross Benefice.



Dormington, looking south



Dormington Knocker



Burne-Jones glass

Spotlight on Priors Frome

- 3.15 Priors Frome a small hamlet a mile or so southwest of Dormington, is mentioned in the Domesday book and has very ancient roots. It nestles up against Backbury Hill and consists of a wide range of housing types and styles set along narrow lanes in glorious rural tranquility. There are black and white timber framed properties, local vernacular stone-built houses, post war farm workers' cottages, post war bungalows and a few examples of late 20th early 21st century housing types.



Housing in Priors Frome

Spotlight on Mordiford



Mordiford from Mordiford Bridge

- 3.16 Mordiford is a small and attractive settlement of almost 600 residents, located 4 miles southeast of Hereford and on the edge of the Wye Valley Area of Outstanding Natural Beauty (AONB). It is almost entirely within a Conservation Area. It lies at the confluence of the rivers Wye and Lugg, and an ancient ford over the River Lugg. It boasts the oldest surviving bridge in Herefordshire, built between 1352 and 1700. Part of the village is within Flood Zone 3.
- 3.17 It is the meeting point for three roads, and can be extremely busy, with traffic at a standstill.
- 3.18 Employment is almost entirely outside the village and requires commuting by car as the bus service to Hereford is minimal. Community facilities are sparse: a primary school, nursery, church and public house. There is no community building for locals to gather in, nor a public play area for children, but there are many well-used public rights of way (PROW) through the AONB.

Traffic and safety

- 3.19 From Hereford, the main route to Mordiford is via the B4224, a very busy road leading to Ross-on-Wye, Wales and Northern England via the M50, A40 and M4. Over the years HGV traffic has increased. The B4224 has become a 'rat run' with traffic diverting from the A4103 and A38 to destinations like Rotherwas Industrial Estate in South Hereford via Holme Lacy Bridge. As Rotherwas develops, traffic through Mordiford increases.
- 3.20 Within Mordiford, parts of the B4224 are single track or very narrow including across the medieval bridge and through the oldest part of the village. Increasing numbers of heavy goods vehicles often have to mount the pavement to allow oncoming vehicles to pass.
- 3.21 The medieval bridge has a 16.5 Tonne weight limit 'except for access' – so the limit is not enforced. Lorry weights have increased over the last seventy years, from 15 tonnes in the 1960s, to 44 tonnes in 2012.

- 3.22 Build-up of traffic at peak times is common. Pedestrian access and safe crossings through the village are limited due the narrowness of the road. The poor visibility and lack of pavements create a safety issue for all, but particularly for children and the elderly.
- 3.23 The village is effectively cut in half as this is such a hazardous route for pedestrians and traffic alike.
- 3.24 The Old Toll House still stands on the corner of the B4224 and the Dormington Road, which can also be very congested particularly during School Term. A minor road leads to nearby Haugh Woods and Woolhope; it runs alongside the Pentaloe Brook and floods frequently. A small bridge crosses the Pentaloe Brook where it joins Hope Springs.

History

- 3.25 Mordiford has a rich history, with the Manorial Rolls listing entries in the early 1300s and cited frequently by 17th and 18th century antiquarians as they travelled the country. According to the Domesday Book, Mordiford was originally part of the Manor of Prior's Frome before passing to the Hereford family in the 12th century. The family remain the largest landowners in the area (the Sufton Estate). The family home, Sufton Court was designed by James Wyatt (1788) with the garden the work of Humphry Repton.
- 3.26 There were at least two water mills in the village during the Norman period. The existing "Mordiford Mill" dates to around 1150 and was rebuilt a number of times with the current building dating to the late 18th century. It stopped milling flour in 1935 but is now being restored. In the 17th century Mordiford was an important point on the main Gloucester to London trading route bringing cargo down the River Lugg of timber, cider, malt hops, wool, corn and oak bark for tanning. Coal was also transported by barge up the Wye from the Forest of Dean. Hops and cider apple orchards were common until very recently.
- 3.27 In 1811 the village suffered severe flooding; four people drowned, and the church was badly damaged including the 13th century central tower.

Buildings

- 3.28 Mordiford has many listed buildings and buildings of local interest some of which date back to the 16th century. The oldest part of the village is clustered around the church and school. Some of the houses still belong to the Sufton Estate. Listed buildings include The Old Rectory and Mews, and Sufton Court (c.1750 and 1788 respectively); The Old Post Office, The Moon Public House (16th century), The Water Mill, Post office and Shop (Brook House), Old Sufton and the Norman Church of the Holy Rood (Grade II*).
- 3.29 There are many excellent examples of old properties being sensitively restored and new houses designed to tie in sympathetically with the local architecture.
- 3.30 Most new homes have been on infill sites, on Bell Lane and primarily on the Woolhope Road. Pentaloe Close is a twenty-three bungalow, 1960s estate built on the site of an old orchard adjacent to the Pentaloe Brook. There is also a small row of four terraced, timber-frame houses.
- 3.31 Two small, nucleated developments have been built slightly outside the village centre, along the Dormington Road: Sufton Rise, originally Council homes now largely

owner-occupied, and most recently Shepherds' Orchard completed in 2016, twelve affordable housing association homes with adjoining allotments and a play area.

- 3.32 Many families have lived in Mordiford for generations, so there is a strong sense of attachment to the area, with families returning to settle here later in life drawn by the tranquility and beauty of the landscape, yet within a few miles of urban amenities. All this adds to the sense of well-being and belonging residents experience, especially during the Covid 19 lockdowns. The sense of pride and tradition that locals have in their history and culture was enhanced recently with the opening of The Mordiford Dragon Trail, a Heritage Lottery funded walking trail which tells the story of the Mordiford Dragon through words and wooden sculptures.

Landscape

- 3.33 The village sits on the western edge of a limestone outcrop geologically known as The Woolhope Dome, which rises abruptly from the flood plain to the summit of the Iron Age Hill Fort at Backbury Camp. The Pentoloe Brook cuts a narrow valley through Checkley surrounded by areas of mixed woodland, some of it ancient, including West Wood, Haugh Woods and the edge of Dormington Wood. The combination of river valleys, upland and wooded areas creates wonderful views of the landscape with vistas over to Hay Bluff and the Black Mountains. The first view of Mordiford from the Hereford side of the bridge with the church, Old Rectory, Sufton Court and Brook House in the background, is iconic and has been replicated by many artists over the years.



Mordiford from Serpents Lane

- 3.34 The geology of the Woolhope Dome is complex. Most of the area is covered by glacial head deposits dating to the end of the last glaciation resulting in deposits of mudstone and limestone used in the construction of the local houses and agricultural buildings that we see today, and which add to the attractiveness of the landscape. Scutterdine Quarry at Hope Springs is designated a site of Special Scientific Interest. Nearby are old Lime Kilns, another reminder of the area's unique geology.
- 3.35 The landscape in Mordiford makes the area a walkers' paradise – for locals and visitors alike. It is well served by public rights of way and is at the meeting point of 2 long distance footpaths – The Wye Valley Walk and the Three Choirs Way. The Mordiford Loop path is well used, particularly on weekends.



Kingsley Copse

Flooding

- 3.36 Whilst the beauty of the river confluence creates stunning views and landscape it also creates areas of flooding, with both rivers breaking their banks most winters and spring leading to serious disruption and damage to roads and bridges. Critical points are entry onto Mordiford Bridge by Brook House which was last flooded in 2019 and the flash floods that can occur most years on the Woolhope Road. The threat of flooding highlights the village's dependence on the 2 bridges and the lack of a Community Hall means that residents have to travel outside the village for recreational and sporting opportunities or community emergency.



Local flooding

Spotlight on Checkley

- 3.37 Checkley is located to the north-east of the Group Parish and is extremely rural with no shops or bus service. Much of the area lies within the AONB. It is characterised by small fields, unimproved pasture, ancient orchards and an undulating nature with fabulous views across the countryside. It has a small area of Common Land which is in the process of coming under a biodiversity management plan led by its landowner

and the Parish Council. It has the largest number of the endangered tree *Populus nigra* - Black Poplar - in the county.

- 3.38 The mission chapel in the middle of the village was opened in 1884 and still attracts a reasonable congregation today, although services are down to once a month. Most houses had their own cider mills as it was thought that the drinking water was unfit for human consumption. There are a number of buildings of note, including the historic threshing barn dating from the 16th century, The Steppes, a black and white farmhouse in the middle of the village, Joan's Hill farmhouse adjacent to what is now Joan's Hill Plantlife reserve, and Warslow farm an old farm near the brook with a fine tradition of cider making. Much of this has been influenced by the underlying Silurian limestone geology resulting in calcareous-loving plants and insects that depend upon them.
- 3.39 For details of biodiversity surveys see: <https://dormingtonmordifordgroup-pc.gov.uk/checkley-and-the-environment/> .



Checkley Common

Figure 2: Checkley Common Site Evaluation

Relevant LWS criteria	Site Evaluation
Size	The site is a total area of 2.48ha. Lowland semi-natural habitat tends to be highly fragmented, and therefore the value of a site usually increases with size. Although this site is less than 5ha, its connectivity to other sites is of great value.
Diversity	The site benefits from a mosaic / transition of habitat from grassland to woodland. Wet areas and ponds have been lost in recent years, but plans are in place to reinstate these features.
Naturalness and typicalness	Grassland habitats are largely anthropogenic in origin, and thus are classed as semi-natural habitats. The light management with tethered horses keeps species diversity high and creates patchwork communities of different plant species.
Rarity	Calcareous grasslands are rare in Hereford. Species of interest are: Fragrant agrimony (Rare Plants of Herefordshire) and other fauna species listed above.
Fragility	Grasslands are most at risk of successional change if management is inappropriate or not maintained, and are therefore priority habitats.
Connectivity/Networks	The site benefits from direct connectivity to another LWS and is in close proximity to many others. This creates valuable corridors and stepping stone habitats for wildlife to disperse across the landscape. Map 2.
Recorded History	Checkley Common is managed by a group of commoners that have species records dating back as far as 1983 (2020 natural history report).
Value for the Appreciation of Nature and Learning	Checkley Common is an open space for local residents to use and enjoy. Events are occasionally held on the Common such as the Jubilee in 2022. The common can also be enjoyed from the central road by other commuting through the area.
Management Notes	
<ul style="list-style-type: none"> • Southern marsh orchid and pyramidal orchid known to be on site • Cut in August and managed lightly by horses • Wet areas / ponds lost over the past 6 years due to drying up over time • 40 to 60% of the ash with dieback are due to be removed 	
Ref: Herefordshire LWS Grassland Guidelines	

4.0 Dormington and Mordiford Neighbourhood Plan Vision and Objectives



Queen's Jubilee Bonfire, Swardon

Draft Vision

- 4.1 There was a high level of support for the Draft Vision in the responses to the information consultation on the emerging Draft Plan in summer 2023. 81% of respondents supported the vision and an amendment was made to refer to contemporary design.

Draft Vision 2023 – 2041

Environment: By 2041 Dormington and Mordiford will be a sustainable, carbon neutral and primarily rural parish. The beautiful landscape character of river valleys, woodland and pasture, and distinctive habitats and wildlife will be conserved and enhanced. Modest development will be designed to be sensitive to its local historic context and landscape characteristics, whilst incorporating high standards of energy and resource efficiency. High quality contemporary designs will be in harmony with their surroundings. Overall, the Parish will provide a high quality of life for residents and visitors where the natural environment, built heritage and recreational opportunities are accessible, valued and enjoyed by all. It will be important to utilise local resources; development undertaken by local people living locally using local materials will in turn reduce carbon footprint and importantly, strengthen community spirit and sustain local people's housing needs.

Community: The Parish will have a strong sense of community and identity with resilient communities. Housing development will include suitable and affordable homes for key and agricultural workers and those employed in the local economy. New and improved community facilities will be provided to meet local needs.

Economy: Everyone will have good access to local employment opportunities and local businesses will prosper. Improved infrastructure will be provided to support sustainable growth and increased resilience.

Draft Objectives

- 4.2 The Draft Objectives were supported by 67% of respondents to the information consultation on the emerging Draft Plan in summer 2023. There were several comments, but the issues raised are largely addressed in the Plan's objectives, policies and proposals.

Draft Neighbourhood Plan Objectives

Objective 1. To conserve and enhance the natural environment by recognising the intrinsic scenic beauty of the Wye Valley AONB and its setting, protecting the Parish's distinctive local landscape character, and taking opportunities to improve biodiversity.

(Through NDP Policies DM1, DM2, DM3 and DM4)

Objective 2. To promote high quality and sustainable design in all development so that buildings maximise energy and resource efficiency whilst responding positively to the Group Parish's unique and attractive rural local character and built heritage.

(Through NDP Policies DM5 and DM6)

Objective 3. To provide suitable new housing which meets the current and future needs of the Parish in terms of location, scale, house size, affordability and tenure, taking into account flood risk and making it accessible to the whole demographic.

(Through NDP Policies DM7, DM8, DM9 and DM13)

Objective 4: To support the Parish's current ageing population and reduce rural poverty.

(Through NDP Policies DM7, DM10, DM11 and DM12)

Objective 5. To retain and improve local community facilities in the Parish, and to support the development of a shared use parish/school hall at the expanding local school, Mordiford Primary School.

(Through NDP Policies DM9 and DM12 and Parish Council Actions)

Objective 6. To ensure greater accessibility for all by promoting walking and cycling as sustainable, safe and healthy transport and leisure choices and encouraging development to be located close to public transport routes to the City of Hereford and other local employment opportunities wherever possible.

(Through NDP Policies DM8, DM9, DM11 and DM12 and Parish Council Actions)

Objective 7. To address fast and unsafe rural roads with no pavements which currently make it difficult to walk or cycle.

(Through NDP Policies DM11 and DM12 and Parish Council Actions)

Objective 8. To support appropriate investment in rural enterprises, agriculture and businesses so the Parish remains a thriving working environment with wider opportunities for accessible local employment and training.

(Through NDP Policies DM14 and DM15)

Objective 9: To provide a shared working space in the community with a good internet connection which will in turn support the reduction of the parish carbon footprint.

(Through NDP Policy DM14).

5.0 Planning Policies

This section sets out the planning policies of the Dormington and Mordiford Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish and to shape the future of the Parish as a place to live and work in, and to visit.

Where relevant the Policies refer to the Dormington and Mordiford NDP Policies Maps on pages 8, 9 and 10.

Inevitably there is some overlap between the policies with some supporting more than one of the Plan objectives. The Plan should be read as a whole as all relevant policies will apply to development proposals.

The policies have been prepared to be general conformity with the strategic policies of the development plan for the area set out in the adopted Herefordshire Local Plan Core Strategy 2011 – 2031 and take into account the reasoning and evidence informing the most up to date version of the new emerging Herefordshire Local Plan 2021 – 2041.



Dormington from the air looking south

5.1 Natural Environment



Aerial view from Tower Hill, Upper Dormington, looking towards Checkley

Local Landscape Character

- 5.1.1 Landscape Character Assessment data is extremely important in our Parish, as it is part of national policy to define boundaries of landscape parcels which have a distinctive combination of common landscape features. They provide context to conservation matters and planning policy.
- 5.1.2 The Group Parish extends westwards from the hill tops and steep slopes of the valley sides down to the low-lying river floodplains of the Rivers Frome, Lugg and Wye. The southern part lies within the northern section of the Wye Valley AONB. Areas of mature deciduous woodland cover parts of the hillsides and hilltops and some of these include ancient woodland. The river valleys and lower levels include traditional orchards, hop fields, pasture and arable land. Fields are bounded by mature hedgerows.
- 5.1.3 Nationally, landscape character areas are identified and described in Natural England's [National Character Area Profiles](#).
- 5.1.4 A small area in the north and western part of the parish around Dormington lies within [NCA 100. Herefordshire Lowlands](#). This area has small, dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common. The landscape is gently undulating with steep-sided cornstone hills dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. Farming is mixed arable and livestock and traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much




of the UK. Rivers in the area include the Wye, Lugg and Frome, flowing through wide, fertile mudstone valleys. Old Red Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour. The River Wye Special Area of Conservation is of international importance, designated for its natural river habitat, which includes species such as native migratory fish (lamprey, shad and salmon), and the wide, meandering river valley creates a unique and beautiful landscape.

- 5.1.5 The majority of the parish is within [NCA 104. South Herefordshire and Over Severn](#). In this area the meandering River Wye flows southwards. The River Wye, popular with canoeists, and its adjacent flood plain, lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). The River Wye is internationally designated as a Special Area of Conservation (SAC). It is a picturesque, rural, well-wooded landscape with substantial areas of ancient semi-natural woodland, parkland and traditional orchards and a network of ancient hedgerows with hedgerow trees. Remnants of common land and neutral and calcareous grassland, form a highly fragmented semi-natural grassland resource. Land use is mainly a mix of livestock and arable farming. Food production includes local fruit varieties and there is a sense of tranquillity intrinsic in the scenic rural character of the landscape. Pressures arise largely from increasingly intensive agricultural land use on the prime fertile soils of the area, including arable cropping, potato growing and fruit production.
- 5.1.6 At a Herefordshire level the [Landscape Character Assessment Supplementary Planning Guidance 2004 \(updated in 2009\)](#) identifies local landscape types. The Parish has the following landscape types: *Principal settled farmlands; Riverside meadows; Principal wooded hills and forest; Principal timbered farmlands; and Forest smallholdings and dwellings.*





Key Views

- 5.1.7 Development proposals can have significant impacts on landscape character and the Parish's location adjoining and partly within an AONB means that the rural area is particularly sensitive to change. The NDP Steering Group has identified a number of Key Views within and across the neighbourhood area. Proposals should demonstrate how siting and design have taken into account any adverse impacts on these views and set out how any adverse impacts have been mitigated.
- 5.1.8 The Key Views are described in Table 1 and are shown on Map 3.

Table 1: Key Views

<p><i>View 1</i> <i>Backbury Hill from Joans Hill</i></p>	
<p><i>View 2</i> <i>Looking towards Checkley from Joan's Hill</i></p>	
<p><i>View 3</i> <i>View from Swardon towards Priors Frome</i></p>	

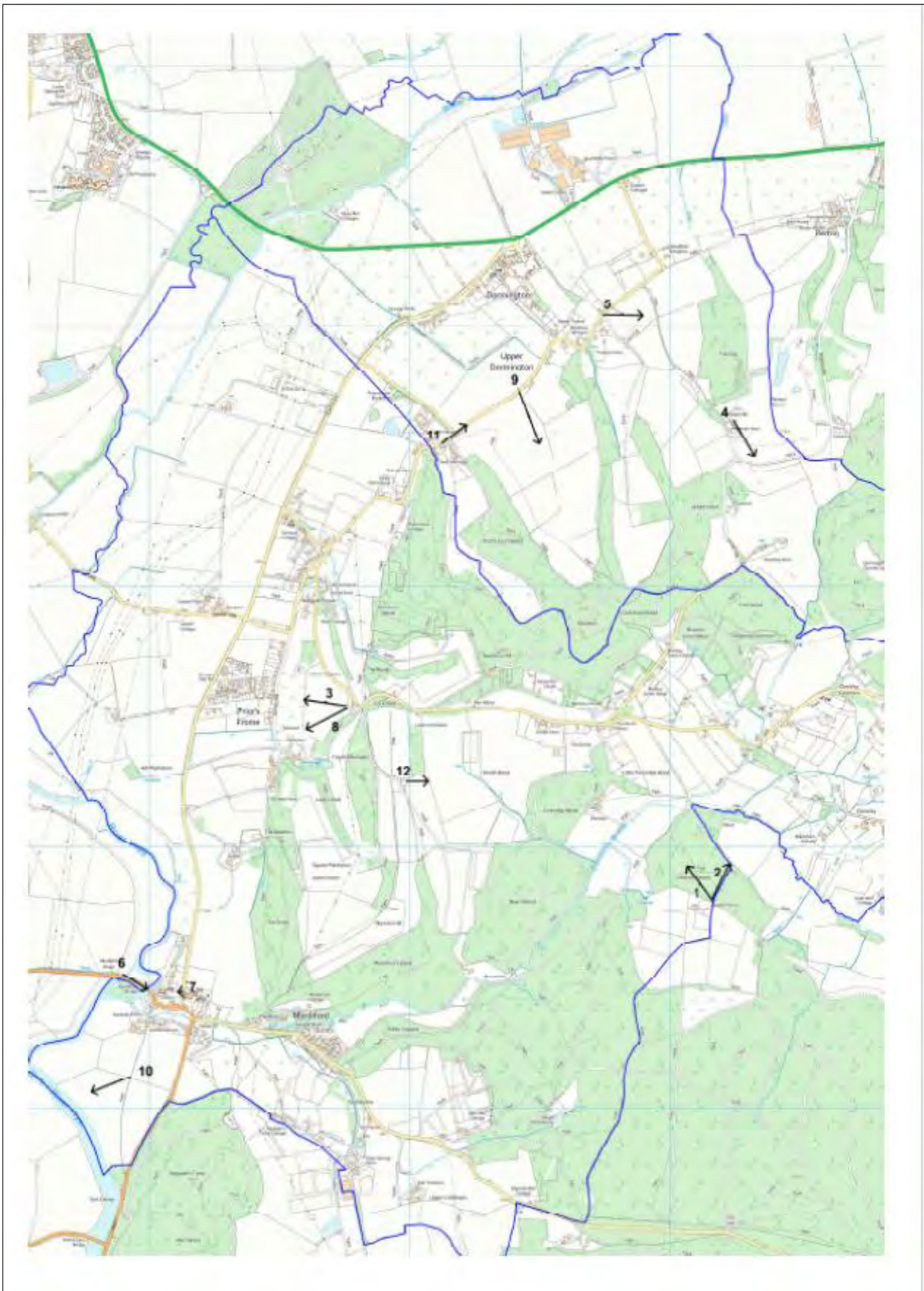
<p><i>View 4</i> <i>View from Tower Hill towards Checkley</i></p>	
<p><i>View 5</i> <i>Sunset from Upper Dormington looking towards the West</i></p>	
<p><i>View 6</i> <i>Mordiford Bridge, the Old Rectory and the River Lugg</i></p>	
<p><i>View 7</i> <i>Mordiford Church Gatehouse</i></p>	

<p><i>View 8 Dinedor and Aconbury Hill from Swardon Quarry (during Jubilee)</i></p>	
<p><i>View 9 Backbury from Upper Dormington Road</i></p>	
<p><i>View 10 The River Wye at Mordiford</i></p>	
<p><i>View 11 Upper Dormington Road</i></p>	

*View 12
Checkley view from Checkley Barn
picnic area*



Map 3 Key Views



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Dormington & Mordiford Design Guide

- 5.1.9 The Design Guide document includes several design codes related to protecting and enhancing landscape character, green infrastructure and open space.
- 5.1.10 Design Guideline 02: Settlement Edges sets out how development should be sensitive to the surrounding landscape, retain landscape gaps between settlements, not breach settlement edges and use landscape buffers and green corridors. This advises '*New developments should avoid coalescence with neighbouring settlements or altering the character of the surrounding landscape.*'
- 5.1.11 Design Guideline 03: Green Infrastructure and Open Space includes Area-wide Design Principles and Character Area Specific Design Principles for the 7 identified Character Areas (see NDP Section 5.2 Design: Protecting Local Character and Promoting Sustainability). This sets out '*Conserve and enhance existing green infrastructure where possible. Aim to provide public open spaces and biodiversity net gain within new development.*'
- 5.1.12 Design Guideline 10: Respecting Areas of Local Significance includes: '*New development proposals which erode the setting of locally significant assets should be resisted.*' Table 17 in the Design Guide (Valued local green space and cherished views identified by the Mordiford and Dormington Neighbourhood Plan Steering Group p67) identifies and describes various open spaces and views which contribute to the character and distinctiveness of the Neighbourhood Area.
- 5.1.13 Design Guideline 12: Respecting Landscape in Views sets out Area-wide Design Principles and includes the Design Criteria: '*Position new developments to preserve views characteristic of the Neighbourhood Area.*'
- 5.1.14 Draft Policy DM1 seeks to conserve those special landscape features which contribute to the local landscape character of Dormington and Mordiford and sets out how landscaping schemes can enhance these characteristics by incorporating them into designs.
- 5.1.15 There was a high level of support for the Draft Policy in the informal consultation on the emerging Draft Plan in summer 2023 with 86% of respondents supporting Draft Policy DM1.

Draft Policy DM1 Conserving and Enhancing Local Landscape Character

Development proposals should conserve and enhance local landscape character by:

1. Using locally appropriate materials such as Herefordshire old red sandstone and traditional red brick in hard landscaping, and including suitable boundary treatments which respond to the local context;
2. Demonstrating how siting and design have taken into consideration the Key Views which are described in Table 1: Key Views and identified on Map 3 Key Views. These make an important contribution towards local visual amenity and the neighbourhood area's landscape character. Any development on sites which sit within, or which would be visible in these views should be designed to have a minimal visual impact. Size, scale, use of materials, on-site landscaping and use of natural screening should ensure that the development is not unduly prominent. Development proposals which impact on the Key Views should be accompanied by a landscape and visual impact assessment;
3. Conserving key local landscape features such as hedgerow trees, hedgerows (and in particular ancient hedgerows), traditional orchards, deciduous woodland, ancient woodland and mature trees, and taking opportunities to restore and repair such features where they have been neglected;
4. Incorporating designs which follow the guidance for landscaping set out in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 6. Specifically, these are:
 - Design Guideline 02: Settlement Edges;
 - Design Guideline 03: Green Infrastructure and Open Space;
 - Design Guideline 10: Respecting Areas of Local Significance; and
 - Design Guideline 12: Respecting Landscape in Views.

Local Green Spaces

- 5.1.16 The NPPF sets out that local communities can protect small open spaces that are of particular local significance. Paragraphs 101 – 103 advise:

'101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) 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



c) local in character and is not an extensive tract of land.




103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'



- 5.1.17 The 5 proposed Local Green Spaces were supported by 86% of respondents to the informal consultation on the emerging Draft Plan in summer 2023. There were several suggestions for other possible Local Green Spaces, and these were assessed against the criteria in the NPPF by the Steering Group.
- 5.1.18 The Steering Group agreed to include several additional Local Green Spaces in the Draft Plan including Checkley Common, the two churchyards and the allotments and play area at Shepherds Orchard. The landowners were written to and invited to comment and all the proposed Local Green Spaces were publicised on the website with comments invited.
- 5.1.19 The identified Local Green Spaces which meet the criteria in the NPPF and which are supported by the Group Parish Council are noted and justified in Table 2: Local Green Spaces and are designated in Policy DM2 Local Green Spaces. They are identified on the NDP Policies Maps and shown on larger scale maps in Appendix 3.




Table 2: Local Green Spaces

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>1. Checkley Barn picnic site</p> 	<p>The picnic site is a shared asset for the whole parish.</p> <p>It is located in the middle of the parish and is easily available for all to enjoy.</p>	<p>The site has recreational value and offers beauty and tranquility.</p> <p>There are outstanding views across the valley and beyond. It is an area that local and visiting walkers head for and enjoy.</p>	<p>This is a small, contained area with a wall.</p> <p>Area: 0.27 ha.</p>
<p>2. Swardon Quarry</p>   	<p>This is a well-known viewpoint and picnic area, and is signposted from brown road signs.</p> <p>There is a small car park allowing access for residents from across the group parish.</p>	<p>The site has recreational value and is tranquil.</p> <p>It has been used for lighting beacons, including for the Queen's Jubilee.</p>  <p>It provides open and long-distance views across several counties.</p>	<p>This is a small public open space bounded by post and rail fencing.</p> <p>Area: 0.17 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>3. Mordiford Green</p> 	<p>Mordiford Green is in the centre of the main part of Mordiford village.</p>	<p>The site has recreational value and historic significance.</p> <p>It is the only easily accessible public green space in the heart of the village and is located within the Conservation Area.</p> <p>It includes 2 benches and public art sculptures. It is well used by walkers and is of local and historical interest as the starting point for the The Mordiford Dragon Trail.</p>	<p>This is a small contained public open space bounded by posts.</p> <p>Area: 0.04 ha.</p>
<p>4. Maltings Green</p> 	<p>Maltings Green is in the middle of The Maltings estate and serves local residents and children.</p>	<p>The site has recreational value.</p> <p>It is the only children's play area and public open space in the local vicinity.</p>	<p>The area is a small open space in the centre of a housing development and is not immediately visible to passers-by.</p> <p>Area: 0.24 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>5. Lime Kiln Pond Area</p>  	<p>The Lime Kiln Pond area is on the outer edge of Mordiford village and is part of the hamlet of Hope Springs.</p>	<p>The site has recreational value, is of historic significance and is rich in wildlife.</p> <p>This site includes public art promoting the Mordiford Dragon legend and trail and information about the industrial heritage associated with the lime kilns.</p> <p>The area is important to wildlife and is the focus of a future pond restoration project which will enhance local biodiversity.</p>	<p>This is a small public open space.</p> <p>Area: 0.14 ha.</p>
<p>6. Checkley Common</p> 	<p>Checkley Common is in the Checkley area and accessible to Checkley and other Parish residents.</p>	<p>The site has recreational value and is rich in wildlife. Public footpaths cross the area and residents are involved in its management for wildlife. The area is a local wildlife site and includes a range of habitats and fauna and flora. It contains areas of unimproved neutral grassland, native broadleaved woodland, scrub, scattered trees and ponds.</p> <p>Checkley Common is already protected by the Commons Act, and as such including as an LGS will give additional protection.</p>	<p>The Common is well defined with perimeter boundaries of fences, walls or hedges.</p> <p>Area: 3.5 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>7. Churchyard of St Peter's Church Dormington</p> 	<p>Located in the heart of Dormington and close to local residents.</p>	<p>This site has historic significance and forms part of the setting of the church, a listed building. St Peter's Church is Grade II* Listed.</p>	<p>A small enclosed churchyard. Area: 0.13 ha.</p>
<p>8. Churchyard of Church of the Holy Rood Mordiford</p> 	<p>Located in the heart of Mordiford and close to local residents.</p>	<p>This site has historic significance and forms part of the setting of the church, a listed building, Church of the Holy Rood (Grade II*).</p> <p>This is a Closed Burial Ground, adjacent to the Mordiford C of E primary school and used for school educational activities and outings.</p>	<p>A small enclosed churchyard. Area: 0.28 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
			
<p data-bbox="252 801 635 862">9. Allotments and Play Area, Shepherds Orchard</p>  	<p data-bbox="715 801 986 891">Located next to Shepherds Orchard housing development.</p>	<p data-bbox="1021 801 1281 981">The site has recreational value providing opportunities for food growing and outdoor exercise.</p>	<p data-bbox="1305 801 1489 920">A small enclosed area. Area: 0.39 ha.</p>

Draft Policy DM2 Local Green Spaces

The following areas as identified on Map 2A Mordiford Policies Map, Map 2B Dormington Policies Map and Map 2C Priors Frome Policies Map and on the larger scale maps in Appendix 3 are protected as Local Green Spaces:

- DM2/1 Checkley Barn picnic site
- DM2/2 Swardon Quarry
- DM2/3 Mordiford Green
- DM2/4 Maltings Green
- DM2/5 Lime Kiln Pond Area
- DM2/6 Checkley Common
- DM2/7 Churchyard of St Peter's Church Dormington
- DM2/8 Churchyard of Church of the Holy Rood Mordiford
- DM2/9 Allotments and Play Area, Shepherds Orchard.

Development proposals within the Local Green Spaces will be consistent with national policy for Green Belts.

Wildlife and Biodiversity



River Wye

- 5.1.20 Dormington and Mordiford Group Parish includes areas of considerable wildlife value. Sites of Special Scientific Interest (SSSIs) include the Rivers Lugg and Wye, Perton Roadside Section and Quarry, Scutterdine Quarry, Little Hill, Woodshutts Wood and Haugh Wood and there are several Local Wildlife Sites (see <https://www.herefordshirewt.org/localwildlifesites>) including Backbury Hill, fields near Checkley Chapel and Checkley Common. The River Wye and River Lugg is a Special Area of Conservation (SAC). Priority habitats in the Parish include areas of deciduous woodland, traditional orchards, wood pasture and parkland. There are

also significant areas of ancient woodland, traditional hedgerows and many veteran and mature trees.

5.1.21 The Parish Council's adopted Environmental Policy under 'General' activities includes the following actions to support local biodiversity:

'g. Encourage local action in support of the environment

h. Highlight the importance and value of our local environment and its contribution to our community's quality of life

i. Ensure the nature conservation value of the Parish's Commons, woodlands, and surrounding landscape by encouraging maintenance and enhancements.

j. Recognise the importance of trees, hedgerows and deadwood, as an essential corridor for the movement of wildlife, and a support for animals and plants.

k. Maintain the Public Rights of Way (PROW) to foster and encourage biodiversity whilst still meeting the legal requirements to clear them to the required widths.'

5.1.22 At a practical level the Parish Council is a Hereford Wildlife Trust Team Wilder Community Group (see <https://www.herefordshirewt.org/Teamwilder>) and is involved with the following:

- Adder conservation
- Biodiversity improvement on our Commons and Greens
- Working with local landowners to improve biodiversity
- Tree planting give aways
- Biodiversity survey and management in our church yards
- Regular wildlife and environmental articles in the Newsletter
- Advocacy for wildlife and the environment on our FB page
- Working with the school and local naturalists to raise awareness of biodiversity/plant trees
- Wildflower meadow creation using locally produced wildflower seed.
- Member of Hereford Green Network
- Working with local people to maintain the Mordiford Dragon Trail.



Planting a Wild Service Tree Surveying Checkley Common

5.1.23 The Parish Council commissioned a field survey of Checkley Common by Ledbury Naturalists' Field Club in 2020³. The report noted that the most significant habitat on the common is an area of unimproved neutral grassland and the common is very rich

³ See: <https://dormingtonmordifordgroup-pc.gov.uk/wp-content/uploads/2022/11/CHECKLEY-COMMON-v2.pdf>

in species of native higher plants. The common has an impressive assemblage of butterfly species and high moth species richness. There are 4 ponds. The report also notes that Native Black Poplars, a nationally rare species and the most endangered native timber tree in Britain, have been recorded close to the common. A management plan has also been commissioned.

- 5.1.24 Hedgerows, watercourses and public rights of way (see Maps in Appendix 4 PROW) connect habitats across the Parish and provide important wildlife corridors allowing wildlife to move between them and access food, water and shelter.
- 5.1.25 Biodiversity net gain is an approach to terrestrial development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. The Environment Act 2021 introduced a new legally binding target to halt the decline of nature by 2030 and mandates biodiversity net gain within the planning process (from winter 2023). All appropriate developments are required to deliver a minimum 10 per cent net gain in biodiversity. Habitat has to be secured for at least 30 years via obligations/ conservation covenant and can be delivered on-site, off-site or via statutory biodiversity credits, with the priority being on-site delivery. Policy DM3 Biodiversity sets out how development proposals should protect and improve biodiversity in Dormington and Mordiford Group Parish including that part within the Wye Valley AONB. Regard should also be had to Design Guideline 20: Ecology as set out in the Dormington & Mordiford Design Guide which is reproduced in NDP Appendix 6.
- 5.1.26 Draft Policy DM3 was supported by 74% of respondents to the consultation on the emerging Draft Plan in summer 2023.

Draft Policy DM3 Biodiversity

All development proposals should conserve biodiversity in the Neighbourhood Area and deliver a measurable biodiversity net gain of 10% as a minimum requirement, increased to attain maximum possible biodiversity outcome.

Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions will be sought. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.

A biodiversity net gain will be expected from all development by:

1. Managing any habitats retained within the development site to improve quality. This could be done, for example by:
 - A. Retaining mature trees and using traditional local species of deciduous woodland and traditional orchards in new landscaping schemes and tree planting;
 - B. Improving existing hedgerows where they are retained as boundary treatments, and where fences are used on boundaries, incorporating gaps so hedgehogs can pass through;
 - C. Retaining and improving ponds and opening up or re-naturalising watercourses; and

D. Planting wildflower meadows on verges and green spaces.

2. If onsite net gain is not possible, securing local off-site habitat management to provide an overall benefit. In particular, contributions will be sought for the following:

A. Supporting biodiversity enhancement in the River Lugg and River Wye Valley SAC, SSSIs and Local Nature Reserves;

B. Improvements to verges and hedgerows and maintenance of wildlife corridors;

C. Improved mowing and management to increase biodiversity.

3. A combination of the above.

Development proposals should also set out how they have addressed the guidelines set out in Design Guideline 20: Ecology in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 6.

Nutrient Neutrality

- 5.1.27 The River Lugg is currently exceeding its limits for phosphates as a result of water pollution from both 'point' source (in particular sewerage outlets) and 'diffuse' source (in particular agricultural run-off). In July 2019, Herefordshire Council concluded that to protect the Lugg Special Area of Conservation (SAC), it was not possible to permit any development on the Lugg, Frome or Arrow catchments that did not demonstrate 'nutrient neutrality' - there being no likely significant effects on the Lugg SAC. This immediately prevented most development proposals across the north of the county from proceeding and neighbourhood plans have stalled. Work is underway to develop an Integrated Wetlands project designed to enable Nutrient Neutral Development in the River Lugg SAC and provide a net river betterment. Alongside this a Phosphate Credit Allocation Process is being prepared⁴.
- 5.1.28 The Phosphate Credit Allocation Process allows developers to buy credits generated by the operation of the wetlands to offset the phosphate that their new development will create. In this way it is possible to ensure that the overall effect of the new development is what is called 'nutrient neutral'. This is similar to the way in which companies can offset their carbon footprint by planting trees or sponsoring carbon negative projects elsewhere in the world.
- 5.1.29 Policy DM4 provides wording to help ensure development will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance. This policy has been prepared with the support of Herefordshire Council.
- 5.1.30 Draft Policy DM4 was supported by 84% of respondents to the consultation on the emerging Draft Plan in summer 2023.

⁴ See <https://www.herefordshire.gov.uk/news/article/1360/progress-on-journey-to-nutrient-neutrality>

Draft Policy DM4 River Wye Special Area of Conservation (SAC)

All proposals must demonstrate that they protect, conserve, and enhance the natural environment in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3.

This includes demonstrating to a high standard, so that the competent authority may be sure, that the proposal will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance. Planning permission will only be granted if it is shown so that the planning authority can be certain that the proposal, with mitigation, will not increase nutrient inputs to the SAC.

Planning Policy Framework for Landscape and Biodiversity

The NPPF sets out in paragraph 174 that '*Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); [and] b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*' Paragraph 176 goes on to say '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection.*'

Paragraph 179 sets out: '*To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

Herefordshire Local Plan Core Strategy 2011 – 2031: relevant policies include SS6 - Environmental quality and local distinctiveness, LD1 - Landscape and townscape, LD2 - Biodiversity and geodiversity and LD3 - Green infrastructure.

The area of the Parish in the Wye Valley AONB is shown on SEA Map 1 in Appendix 2 Environmental Constraints. The [Wye Valley Area of Outstanding Natural Beauty \(AONB\) Management Plan 2021 - 2026](#) is a material consideration in planning policy and decisions.

The document has 5 themes.

Theme 1 Our Unique Landscape has the '**AONB Aim:** *Conserve and enhance the natural beauty of the landscape in the Wye Valley AONB with its natural and cultural features and processes and the Special Qualities and features of the Landscape Management Zones.*'

There are various Landscape Strategic Objectives including:

- *WV-L1 Promote and develop policies and initiatives to conserve, enhance, restore or create the features and elements that maintain the Special Qualities, landscape character and natural beauty of the AONB;*

- *WV-L2 Encourage and enhance appropriate landscape scale and green infrastructure action by all particularly on consolidating ecosystem services and positively contributing to habitat connectivity that allows wildlife to adapt to the effects of climate change; and*
- *WV-W2 Develop and support tree, woodland and forestry initiatives and policy that conserve, restore and/or enhance the Special Qualities, biodiversity and natural beauty of the area, ensuring no net loss of semi-natural woodland cover and better, bigger and more joined up woodland habitats unless there are overriding nature or heritage conservation benefits.*

Theme 2 Development & Transport includes the following Development Strategic Objectives:

- *WV-D2 Encourage and support high standards of design, materials, energy efficiency, drainage, landscaping and Green Infrastructure in all developments, including Permitted Development, to ensure greater sustainability and decarbonisation, and that they complement, conserve and enhance the local landscape character and distinctiveness including scale and setting and benefit or enhance the natural environment;*
- *WV-D3 Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important;*
- *WV-D4 Encourage the use of Section 106 or Section 38 Agreements and the Community Infrastructure Levy to provide opportunities for developments to contribute to enhancing or conserving the natural beauty of the AONB; and*
- *WV-D5 Encourage and support public involvement in the future planning of settlements and the countryside throughout the AONB for example through Neighbourhood Development Plans subject to Habitat Regulation. Assessment (HRA) being carried out at appropriate plan or project level as set in the HRA document.*

A further AONB Aim is to: *Conserve, enhance and restore, the biodiversity of the AONB through robust ecological networks.* Biodiversity Strategic Objectives include:

- *WV-B1 Contribute to the delivery of national, regional and local Biodiversity targets and priorities for key habitats and species relevant to the AONB, in partnership with relevant organisations.*

There are also several Woodland, Trees and Forestry Strategic Objectives including:

- *WV-W2 Develop and support tree, woodland and forestry initiatives and policy that conserve, restore and/or enhance the Special Qualities, biodiversity and natural beauty of the area, ensuring no net loss of semi-natural woodland cover and better, bigger and more joined up woodland habitats unless there are overriding nature or heritage conservation benefits.*

5.2 Design: Protecting Local Character and Promoting Sustainability

Local Character and Built Heritage

5.2.1 The Dormington & Mordiford Design Guide includes a detailed character assessment of the neighbourhood area. Seven distinct Character Areas are identified and described and have the following positive aspects of character:

- **CA 1: Mordiford**
 - *Scattered mature trees, hedgerows and grass verges contribute to the verdant character of CA.*
 - *Buildings occupy generous plots.*
 - *Variety of alignment of built form.*
 - *Historic building materials and architectural designs are characteristic, including stone or brick chimneys and window designs.*
 - *Landmark buildings and features form key reference points and arrival/gateway features.*
 - *Extensive views across River Lugg Valley.*
 - *Strong boundary treatments including cock and hen walls enclose the road.*

- **CA 2: Wye Valley**
 - *Medium to large irregular shaped agricultural fields interspersed by woodland blocks including orchards and Ancient Woodland.*
 - *Limited scattered hamlets and isolated farmsteads are characteristic, accessed via narrow winding lanes.*
 - *Historic materials including Welsh stone and Hereford brick are characteristic.*
 - *Limited lanes or urbanising features support a remote character.*
 - *Long distance landmark views.*

- **CA 3: Backbury Hill**
 - *Large arable fields interspersed by large woodland blocks, including Ancient Woodland, provide a distinctly wooded character.*
 - *Limited lanes or urbanising features support a remote character.*
 - *Limited settlement accessed via narrow winding lanes is characteristic.*
 - *Tall hedgerows provide strong enclosure along lanes.*
 - *Multiple PRowS and tracks provide connections into neighbouring CAs.*

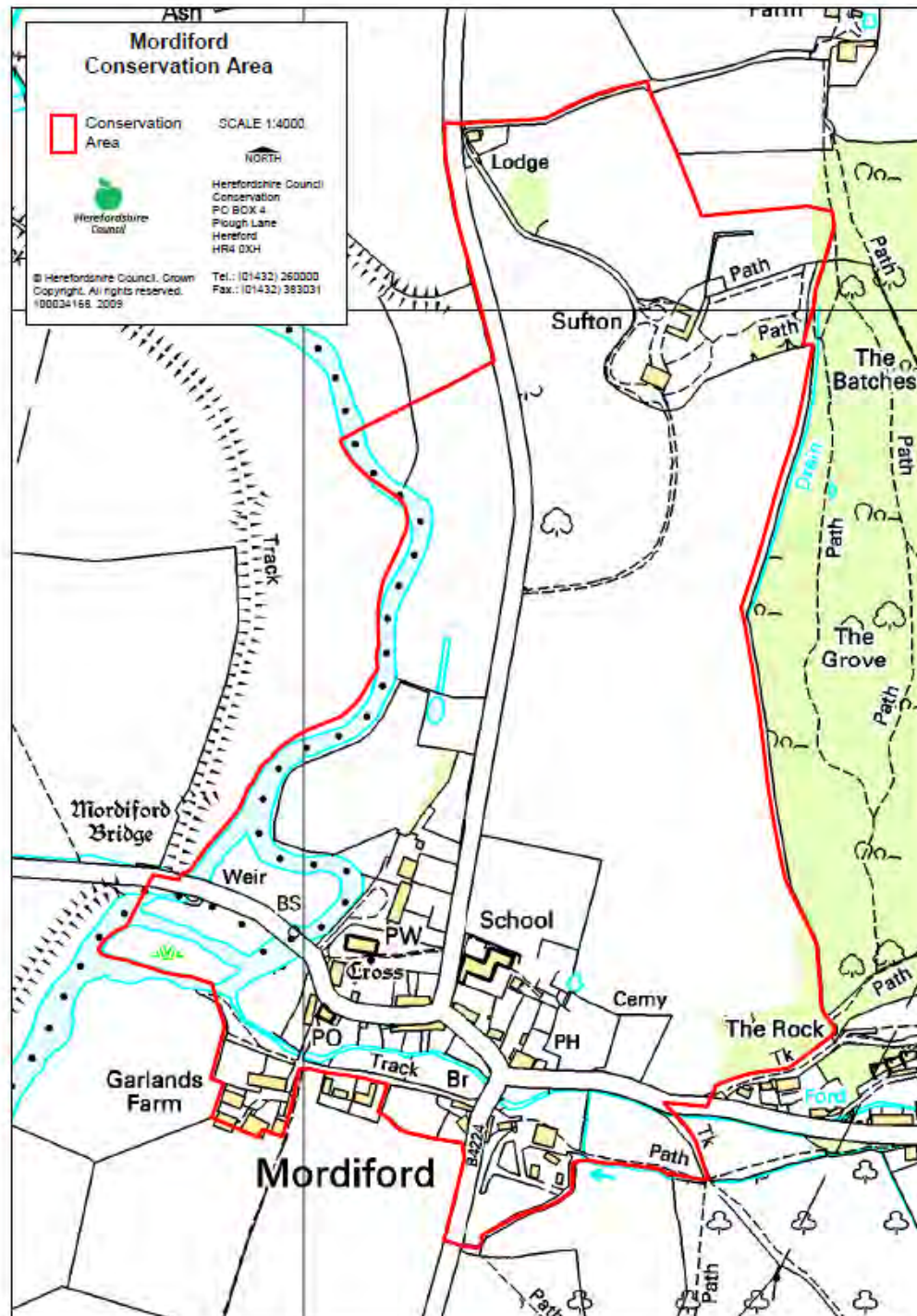
- **CA 4: Sufton**
 - *Properties are typically set back from the road with front gardens and strong boundary treatments.*
 - *Mixed building typologies, including affordable homes.*
 - *Provision of community green infrastructure spaces including allotments and play areas.*
 - *Far reaching views across the River Frome and River Lugg valleys towards Wales.*
 - *On-plot parking is characteristic.*

- **CA 5: Prior's Frome**
 - *Properties are typically set back from the road on generous sized plots.*
 - *Strong boundary treatments of stone walls and hedgerows enclose the lane network.*

- *Narrow winding lanes are characteristic.*
 - *Extensive views across the River Frome and River Lugg valleys towards the Black Mountains in Wales.*
 - *Heritage industries including Orchards and Hop contribute to a historic character.*
 - *On-plot parking is characteristic.*
 - **CA 6: Dormington**
 - *Development is characteristically limited to the eastern side of Dormington Road.*
 - *Boundary treatments of varying styles are characteristic, these are typically low-level allowing domestic gardens to contribute to the verdant character of the LLCA.*
 - *Open views along the low-lying River Frome valley creates a sense of openness.*
 - *On-plot parking is characteristic*
 - **CA 7: River Valley**
 - *Limited settlement comprising large, isolated farmsteads.*
 - *Medium to large fields of mixed-use including orchard planting with well-maintained hedgerows.*
 - *Extensive views across the lowlying landscape create a sense of openness, impeded by visually disrupting features including power lines.*
- 5.2.2 The Group Parish's character is enhanced by the area's significant built heritage assets.
- 5.2.3 Mordiford has a rich history and is fortunate in having many listed buildings in addition to properties of local historic interest, some of which date back to the 16th century. The oldest part of the village is clustered around the church, school, public house, and the water mill. A grassy public area referred to as The Green is dissected by the Pentaloe Brook as it makes its way to the River Lugg, and from where you can see Brook House, The Old Post Office and Shop, the Old Smithy, Wallflower Row, The Old Toll House and Mill Cottage. Nearby is Bridge House, Bridge Cottage and Garlands Farm.
- 5.2.4 The Green is also the starting point for the Heritage Lottery funded Mordiford Dragon Trail, which tells the story of the local legend and walkers are often spotted enjoying a coffee/lunch break or reading about the local area in an information booth known as The Green Hut, which has its own story of interest. The relative tranquillity of this public space is frequently drowned out by the noise of constant traffic due to the B4224, a narrow twisty road which runs through the village, used by heavy traffic including buses, agricultural vehicles, cars, HGV's, trucks and bikes. The road virtually cuts the village in half and the lack of pavement makes it impossible to move safely within the village. The Covid lockdowns of 2020 gave local residents a taste of a relatively traffic free environment which would have been the norm until the latter part of the 1900s.
- 5.2.5 Mordiford Conservation Area includes the centre of the village and a Registered Park and Garden at Sufton Court to the north – see Map 4. (Part of the Conservation Area to the southwest including most of Mordiford Bridge lies in neighbouring Hampton Bishop parish.)
- 5.2.6 There are numerous listed buildings in the Neighbourhood area including several Grade II* buildings such as the Church of St Peter, Church of the Holy Rood, Sufton Court and Old Sufton. Grade II listed buildings of note include The Old Rectory and

Mews, The Old Post Office, The Moon Public House (16th century), The Water Mill, and Post Office and Shop. There are also several scheduled monuments including Ethelbert's Camp, a moated site near Joanshill Farm and Mordiford Bridge.

Map 4 Mordiford Conservation Area



Dormington & Mordiford Design Guide

- 5.2.7 The relevant design codes in the Design Guide have been used to inform NDP policies on design. The design codes are reproduced in full in Appendix 6 Dormington & Mordiford Design Guidelines.
- 5.2.8 Design Guideline 01: Pattern of Development includes Area-wide Design Principles and Character Area Specific Design Principles for each of the 7 Character Areas. The Design Criteria advises: *‘Consider the appropriate density, materials, layout and overall character when planning new development to ensure its appropriateness to the Neighbourhood Area setting.’*
- 5.2.9 Design Guideline 05: Building Typology sets out how development should respond to the type, scale and form of nearby buildings. There are Character Area Specific Design Principles and advice on building height, type and use for each of the 7 Character Areas and developments should *‘Consider building heights, architectural style, and scale of new developments to ensure its appropriateness to the Neighbourhood Area setting.’*
- 5.2.10 Design Guideline 06: Architectural Details and Materials includes Area-wide and Character Area Specific Design Principles. Development should use similar or complementary designs with appropriate local materials and detailing. Design Guideline 07: Building Line and Boundary Treatment includes Area-wide and Character Area Specific Design Principles and *‘New developments should respond to local character, providing strong enclosure to the lane network.’*
- 5.2.11 The importance of using considerate colour and tone to avoid unacceptable visual intrusion is addressed in Design Guideline 08: Selection and Use of Colour & Tonality. Area-wide Design Principles provide advice on suitable colours for historic materials, render and detailing. *‘Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard to hue and size of those materials.’*
- 5.2.12 Design Guideline 09: Parking & Utilities includes Area-Wide Design Principles to minimise the visual impacts of infrastructure facilities associated with developments such as car parking, tanks, cycle and bin stores and lighting. *‘Parking and utilities should be integrated into development plot design to avoid compromising the aesthetic of the streetscape.’*
- 5.2.13 The need to respect nearby heritage assets is addressed in Design Guideline 11: Celebrating Existing Heritage Assets. Area-wide Design principles are set out and *‘Development should prioritise the preservation of heritage assets and their settings.’*
- 5.2.14 NDP Policy DM5 promotes high quality design that considers and respects local context and character.
- 5.2.15 Draft Policy DM5 was supported by 84% of respondents to the consultation on the emerging Draft Plan in summer 2023.

Draft Policy DM5 Responding to Local Character

All development proposals should respond to local character and maintain the distinctiveness of Dormington and Mordiford NDP area.

All proposals will be expected to demonstrate how they have taken the following relevant Design Guidelines into account as set out in the Dormington & Mordiford Design Guide reproduced in NDP Appendix 6:

- Design Guideline 01: Pattern of Development;
- Design Guideline 05: Building Typology;
- Design Guideline 06: Architectural Details and Materials;
- Design Guideline 07: Building Line and Boundary Treatments;
- Design Guideline 08: Selection & Use of Colour and Tonality;
- Design Guideline 09: Parking and Utilities; and
- Design Guideline 11: Celebrating Existing Heritage Assets.

This should be based on an appropriate and proportionate assessment depending on the location, type and scale of proposal.

5.2.16 New housing has been provided on infill sites on Bell Lane and the Woolhope Road. There are some excellent examples of old properties being sensitively restored and new houses which respond to local architecture (see photographs below):



Border Oak Terrace, Woolhope Rd



Brookside



Citterdine



Garlands Lodge – new build



The Steppes



Wallflower Row

Sustainable Design

- 5.2.17 In response to the climate emergency the UK Government has a legally binding commitment to a 78% Green House Gas reduction by 2035 and achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases.
- 5.2.18 In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building's 'in-use' lifetime due to the building's use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. The original plan was to phase out gas boilers in new homes by 2025 and ban them entirely by 2033. However, the timeline has now been extended to 2035. In addition, there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)⁵.
- 5.2.19 The Dormington & Mordiford Design Guide includes a section on Sustainable Design (4.2). Codes 13 to 20 provide a positive framework to help ensure development has a positive impact on the environment across the Neighbourhood Area. Code 17: Electric Vehicle Charging Points is referred to in Policy DM11 Sustainable and Active Travel, Design Guidelines 18: Water Management (SuDS) and 19: Permeable Paving are included in Policy DM13 Flooding, Wastewater and Sewerage and Design Guideline 20: Ecology is referenced in Policy DM3 Biodiversity. Sustainability principles should accord with the latest national and local guidance.
- 5.2.20 Draft Policy DM6 was supported by 77% of respondents to the consultation on the emerging Draft Plan in summer 2023.

Draft Policy DM6 Sustainable Design

All development proposals will be expected to use the most up to date, effective and efficient designs and technologies to ensure principles of sustainability are incorporated at all stages of a building's lifetime.

Proposals will be required to demonstrate how they have responded to the relevant Design Guidelines in the Dormington & Mordiford Design Guide which is reproduced in NDP Appendix 6. These are:

- Design Guideline 13: Minimising Energy Usage;
- Design Guideline 14: Lifetime & Adaptability;
- Design Guideline 15: Minimising Construction waste; and
- Design Guideline 16: Re-use and Re-purpose.

⁵ UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap
<https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment/>

Planning Policy Framework for Local Character and Sustainability

National planning policy has a strong emphasis on promoting high quality and sustainable design.

NPPF paragraph 127 sets out '*Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*'

Paragraph 152 goes on to say '*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*'

Herefordshire Local Plan Core Strategy 2011 – 2031: relevant policies include SS6 - Environmental quality and local distinctiveness, LD4 - Historic environment and heritage assets and SD1 - Sustainable design and energy efficiency.

Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2021 – 2026 includes AONB Aim: 'Ensure all development within the AONB and its setting conserves and enhances the AONB'. Relevant Development Strategic Objectives include:

- *WV-D1 Ensure a consistent and coherent framework of planning policies relating to the AONB is fully reflected in the statutory land use planning documents and their effectiveness monitored.*
- *WV-D2 Encourage and support high standards of design, materials, energy efficiency, drainage, landscaping and Green Infrastructure in all developments, including Permitted Development, to ensure greater sustainability and decarbonisation, and that they complement, conserve and enhance the local landscape character and distinctiveness including scale and setting and benefit or enhance the natural environment*
- *WV-D3 Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important and*
- *WV-D5 Encourage and support public involvement in the future planning of settlements and the countryside throughout the AONB for example through Neighbourhood Development Plans subject to Habitat Regulation Assessment (HRA) being carried out at appropriate plan or project level as set in the HRA document.*

5.3 Meeting Local Housing Needs



Dormington from the air looking north

Introduction and Background

- 5.3.1 The Group Parish Council is aware that housing in rural parts of Herefordshire is often unaffordable for the people who live and work here and use the local services and facilities such as the school and pubs. Housing development often does not meet local needs which tend to be for smaller houses suitable for first time buyers, young families and older residents seeking to downsize. The Dormington and Mordiford NDP provides a major opportunity for local people to have a say in where housing should go, and what type of housing should be provided in the neighbourhood area.
- 5.3.2 To help address the shortage of affordable housing in the Group Parish, Shepherds Orchard was developed in a partnership between Kemble Housing and the local authority. The new homes comprise houses, flats and bungalows for rent and shared ownership and are managed by Kemble housing.
- 5.3.3 The £1.5 million scheme was opened in August 2015 to address problems faced by people who found it difficult to buy their own homes in the Parish. At the time house prices averaged £240,000 and rents were typically in the region of £750 pcm. Opportunities for younger people in particular to remain in the area were limited and the housing providers were proud to be able to help people remain in the communities they love.
- 5.3.4 The scheme includes a community orchard, allotments and a play area and was developed following a consultation process with Dormington and Mordiford Group Parish Council, Herefordshire Council and village residents with the aim of ensuring design excellence and maximum benefits for the local community. The development was part funded by a £350,000 grant from the Homes and Communities Agency.

Settlement Boundaries

- 5.3.5 Local housing in the Group Parish is concentrated in the three settlements of Dormington, Mordiford and Prior's Frome. The Core Strategy steers development to a number of identified settlements in the rural areas in Policy RA2 – Housing in

settlements outside Hereford and the market towns. Mordiford is identified in Figure 4.14 as one of the 'settlements which will be the main focus of proportionate housing development' and Dormington and Priors Frome are listed in in Figure 4.15 as 'Other settlements where proportionate housing is appropriate'. It is appropriate for the NDP to identify settlement boundaries for these three settlements in order to guide new development towards the existing built-up areas.

- 5.3.6 The Neighbourhood Plan Steering Group identified the proposed draft settlement boundaries following the advice set out in [Herefordshire Council's Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries](#). The draft boundaries in the emerging Draft Plan enclosed most of the built form in each of the three settlements and included site allocations for housing and sites with planning consent for development (commitments).
- 5.3.7 The responses to the informal consultation on the emerging Draft Plan included suggestions to include additional land within the Dormington settlement boundary as well as proposals to tighten it around the built form. There were suggestions to include additional parcels of land within the Mordiford settlement boundary (including Site DM9 in the Site Options and Assessment Report) and concerns that the settlement boundary at Priors Frome included unacceptable large areas of open space. The Steering Group considered these comments and decided that the Mordiford settlement boundary should include the proposed site allocation and an additional area to the south and the settlement boundaries at Dormington and Priors Frome should be tightened.
- 5.3.8 The settlement boundaries are shown on the NDP Policies Maps: Map 2A Mordiford Policies Map, Map 2B Dormington Policies Map and Map 2C Priors Frome Policies Map on p8, 9 and 10. Development proposals will be supported within the settlement boundaries in line with the Core Strategy Policy RA2 – Housing in settlements outside Hereford and the market towns.

Meeting Local Housing Needs

- 5.3.9 The Group Parish is in the Hereford housing market area which has an indicative housing growth target of 18% in Core Strategy Policy RA1 Rural housing distribution or 57 units up to 2031. Taking into account the 29 completions and 7 units with planning permission since 2011, the net minimum housing target for the Group Parish up to 2031 is 21 dwellings.
- 5.3.10 The 2021 Census showed that in terms of house types, sizes and tenure there is a higher proportion of owner occupied and larger houses in the neighbourhood area than in Herefordshire as a whole. In Dormington 91.1% of households in 2021 were in whole houses or bungalows, in Mordiford 94.7% and in Herefordshire the proportion was 86.6%. 45% of households were in 4+ bedroom properties in Dormington, 30.1% in Mordiford and 25.8% in Herefordshire. Furthermore 52.2% of households in Dormington and 46.1% in Mordiford owned their properties outright, compared to 42.3% in Herefordshire and there were fewer in social rented accommodation (7.3% in Mordiford and 5.3% in Dormington compared to 13.7% in Herefordshire).
- 5.3.11 The [Housing Market Needs Assessment for Herefordshire](#) (July 2021) advised that across Herefordshire there is a minimum local housing need for 846 homes per annum up to 2041.
- 5.3.12 Dormington and Mordiford Group Parish is in the Hereford Housing Market Sub Area. Table 10.7 Estimated Household Change as a Proportion of Overall Need, Hereford shows that the annual housing need for the Hereford Rural Area as a whole is 150

dwellings. The report notes the need for more housing for the ageing population, affordable housing, smaller units of all tenures and refers to the housing needs of agricultural workers in Herefordshire, a fundamental employment sector reflecting the rural nature of the County.

5.3.13 The following housing needs are considered particularly relevant to the Dormington and Mordiford neighbourhood area:

5.3.14 **Housing for Older People**

The report sets out that there will be a notable growth in the population of older persons aged 65+ in Herefordshire, with the number of people expected to grow by 20,400 equal to 42% growth (paragraph 1.22). In fact, population growth of people aged 65 years and over will account for 79% of the total projected population change in Herefordshire over the period to 2041 (paragraph 7.9).

5.3.15 **Housing for People with Health Problems or Long-Term Disabilities**

The data suggests that some 34% of households in Herefordshire contain someone with a long-term health problem or disability (LTHPD). It is likely that the age profile will impact upon the numbers of people with a LTHPD, as older people tend to be more likely to have a LTHPD (paragraphs 7.13 and 7.14).

5.3.16 **Affordable Housing**

Section 7 sets out the conclusions for the different Housing Market Areas (HMAs). Table 17.2 Hereford Affordable Housing Need (p.a.) demonstrates an annual need of 80 rented affordable homes and 26 affordable home ownership homes in the rural area.

5.3.17 **Smaller Dwellings**

Table 17.10 Hereford HMA Recommend Housing Mix by Tenure by Size (reproduced as Figure 3 below) shows that the greatest need is for smaller (1-3 bed) homes in all tenures in the Hereford Rural Area.

Figure 3:

Table 17.10 Hereford HMA Recommend Housing Mix by Tenure by Size

Table 17.10 Hereford HMA Recommend Housing Mix by Tenure by Size

		1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
Urban	Market	5%	25%	55%	15%
	Affordable home ownership	25%	40%	30%	5%
	Affordable rented housing	35%	30%	30%	5%
Rural	Market	5%	20%	50%	25%
	Affordable home ownership	20%	35%	35%	10%
	Affordable rented housing	35%	30%	30%	5%
HMA	Market	5%	25%	50%	20%
	Affordable home ownership	20%	35%	35%	10%
	Affordable rented housing	35%	30%	30%	5%

Source: The Housing Market Needs Assessment for Herefordshire (July 2021)

5.3.18 **Housing for Agricultural Workers**

The HMNA considers the need for housing for agricultural workers. Paragraph 17.73 sets out 'In Herefordshire, seasonal workers are typically housed in on-site accommodation – principally mobile homes or temporary structures and caravans –

whilst permanent workers either live locally or live in fixed accommodation on-site. The importance of quality housing to farmers and businesses being able to recruit quality staff has been made clear by all stakeholders.’ The report goes on to note that planning policies should recognise the role of larger family-sized housing for permanent workers (paragraph 17.76).

5.3.19 **Self-Build**

Figure 9.1: Overall Demand for Self-Build Plots per 100,000 of Population shows that Herefordshire has very high overall demand per 100,000 of the population. The data which sits behind the map shows that there is demand from 316 persons per 100,000 in Herefordshire which ranks the County in the top 10 authorities in England. This shows the strength of interest for serviced plots in Herefordshire. Developing a planning policy which supports self-build and custom housebuilding is identified as one of several measures which can be used to support self-build and custom housebuilding.

Dormington & Mordiford Group Parish Housing Needs Survey, 2023

5.3.20 The Parish Council undertook a Local Housing Needs Survey in Spring 2023 to assess current housing stock and future housing needs. 350 questionnaires were hand-delivered to households in the Group Parish with a pre-paid reply envelope.

5.3.21 In summary:

- 101 questionnaires were returned of which 82 did not have any housing needs in the next five years.
- 24 households wish to move within the next 5 years.
- 2 of the newly forming households would prefer low-cost market housing.
- 1 household is already registered with Home Point.
- 8 households specified an affordable housing need - 5 immediately, and 3 within the next five years.

5.3.22 24 households said they wish to move within the next five years and 18 gave more details of their housing needs. The most frequently cited reasons to move were to meet the needs of an elderly person (9 households), to meet the needs of a disabled person (6), to move to a smaller home (4), and to be nearer to other family (4). Most needed a bungalow or house of two to three bedrooms with details given of affordability levels. 5 of the households who wanted to move required some form of affordable housing. Only one is registered with Home Point for affordable housing.

5.3.23 17 households said someone from their household was likely to leave to form a new home within the next five years. Only 5 of these households provided more detail about the extra homes needed. 3 of the newly forming households required affordable housing (low-cost market housing, shared ownership or rent from housing association). One preferred self-build. All 5 of the newly forming households would be first time buyers. None of the households said they are currently registered with Home Point. 4 stated they would need between two and three bedroomed homes with details given of affordability levels.

5.3.24 NDP Policy DM7 Housing requires proposals for new housing development and conversions to provide house types and sizes which will meet the Group’s needs. The Policy aims to promote a shift away from development of large, detached, ‘executive style’ houses which are largely unaffordable to local people and particularly those who work in relatively low paid rural jobs such as farm workers, key workers and care providers. Instead, Policy DM7 seeks to ensure future housing development is appropriate to existing and future local housing needs; encouraging a mix of

residents who need, and so will use, local facilities and services on the doorstep such as the primary school, pub, churches, and buses. Overall, it is hoped that over the Plan period more housing will provide for a mix of people of different ages, incomes and household sizes, and in so doing, strengthen Dormington and Mordiford's sense of community and future resilience.

5.2.25 In response to the informal consultation on the emerging Draft Plan 74% of respondents supported Policy DM7. There were comments about the settlement boundaries and the need for affordable housing to be prioritised for local residents.

5.2.26 In response to concerns about the need for affordable housing to be prioritised for local people, the Parish Council has set out its own Eligibility Criteria for Affordable Housing and will seek to use this in discussions and negotiations with Herefordshire Council, developers and housing providers as and when affordable housing schemes come forward. This is set out in Appendix 5.

Draft Policy DM7 Housing

New housing development will be supported within the settlement boundaries of Mordiford, Dormington and Priors Frome as shown on Map 2A Mordiford Policies Map, Map 2B Dormington Policies Map and Map 2C Priors Frome Policies Map.

Proposals for housing, including conversions of existing buildings to provide residential accommodation will be expected to demonstrate that they will deliver housing which contributes to local needs. In particular all proposals should provide one or more of the following house types and sizes:

1. Housing suitable for older residents seeking to downsize and remain within the local community. This could include for instance:
 - 1-3 bedroom bungalows or accessible housing;
 - Specialist accommodation such as age exclusive housing, retirement living or sheltered housing;
 - Extra care housing or housing with care, and
 - Residential care homes and nursing homes.
2. Smaller units of all tenures (1-3 bedrooms) suitable for first time buyers, young families and smaller households.
3. Accommodation for seasonal and permanent agricultural workers, including affordable larger (3-4 bedroom) units suitable for families.
4. Opportunities for self-build schemes.

Proposals for 10 or more dwellings will be expected to deliver affordable home ownership homes or affordable rented housing in the neighbourhood area in accordance with Herefordshire Local Plan Policy H1 - Affordable housing – thresholds and targets.

The Group Parish Council's Preferred Eligibility Criteria for Local Needs Affordable Housing in Dormington and Mordiford Group Parish is set out in Appendix 5.

Site Allocations for Housing

- 5.3.27 In order to help deliver the minimum housing target for the Group Parish up to 2031 of 21 dwellings the Dormington and Mordiford Neighbourhood Plan includes site allocations for new housing.
- 5.3.28 The Parish Council advertised a Call for Sites from the beginning of May 2022 until 7th June 2022. A total of 8 sites were submitted for consideration. The 8 sites were submitted to a technical site assessment process by consultants AECOM under the Locality Technical Support programme. The Site Options and Assessment Report, November 2022 was published on the NDP pages of the Group Parish Council website.
- 5.3.29 The Preferred Option Sites were included in the emerging Draft Plan which was published for informal consultation in summer 2023. These were Site DMNP5 Sufton Cottage, Sufton Lane, Mordiford for 10 dwellings (NDP Policy DM8/1) and Site DMNP7 Fort House, Upper Dormington for 1 dwelling (NDP Policy DM8/2).
- 5.3.30 In summer 2023 two further sites were submitted to the Parish Council for consideration, and the boundary of one of the original eight sites (DMNP7) was revised. An updated Site Options and Assessment Report was prepared which considered the two new sites and the revised boundary of a previously assessed site. The report incorporated the conclusions of the November 2022 report to provide a single consolidated assessment of all 10 identified sites.
- 5.3.31 The report concluded that five sites were potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints, of which one is suitable for partial allocation. These sites are:
- DMNP5 – Sufton Cottage, Sufton Lane, Priors Frome
 - DMNP6 – The Lime Kiln, Hope Springs, Mordiford
 - DMNP7 – Fort House, Upper Dormington
 - DMNP8 – The Barn, Upper Dormington
 - DMNP9 – Land north of Rectory Barn, Mordiford (partial allocation only)
- 5.3.32 A further site (DMNP3 – Church Field) has outline planning permission and therefore does not need to be allocated. The remaining four sites were considered unsuitable for residential development.
- 5.3.33 The Barn at Upper Dormington (DMNP8) was found to be potentially suitable for allocation for a single rural worker's dwelling under Core Strategy Policy RA4 Agricultural, forestry and rural enterprise dwellings. Development of the whole site (2.52 ha) would be visually intrusive with significant adverse landscape impacts. It would not be appropriate to allocate a site as a rural worker's dwelling in the NDP as such proposals are dealt with through the development management process. Therefore, this site is not included as a site allocation in the NDP.
- 5.3.34 Figure 4 shows the locations of the 10 sites.

Figure 4: Map of site suitability conclusions
 (Source: Figure 5.1 Site Options and Assessment Report, AECOM)

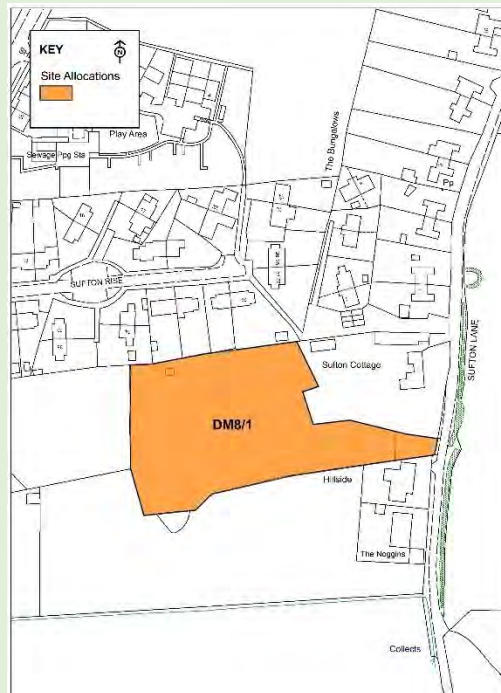


- 5.3.35 Following consideration of the updated site assessment report, the Group Parish Council invited comments from local residents and stakeholders on Site DMNP9. A member of the public advised the Parish Council that Site DM8/3 Land North of Rectory Barn, Mordiford has a restrictive covenant for 1 dwelling. However for site allocation purposes the site would be suitable for 1 to 3 dwellings.
- 5.3.36 Sites DMNP5 Sufton Cottage and DMNP7 Fort House were supported by a majority (57%) of respondents in the informal consultation on the emerging Draft Plan in summer 2023.
- 5.3.37 Therefore the following are proposed as site allocations for market housing in the Dormington and Mordiford NDP:
- Site DMNP5 Sufton Cottage, Sufton Lane, Mordiford 0.65ha, 10 dwellings;
 - Site DMNP7 Fort House, Upper Dormington, 1.44ha, 1 dwelling; and
 - Site DMNP9 Land north of Rectory Barn, Mordiford 0.1ha, 1 to 3 dwellings.
- 5.3.38 Taken together, the market housing sites would deliver around 12 to 14 new houses, leaving a net figure of 7 to 9 units to be delivered through windfall (development or conversions not on allocated sites). As of April 2023, 29 homes had been built, and a further 7 had planning permission, giving a windfall figure of 36 over 12 years or 3 units pa. Therefore, a windfall figure of around 7 to 9 more units over 7 years from 2024 to 2031 is not considered unreasonable.
- 5.3.39 In addition, the proposed rural exception site (DM9/1) could deliver a further 5 houses to meet local needs for affordable housing.

Draft Policy DM8 Site Allocations for Market Housing

The following sites are allocated for new housing development for market housing:

Site DM8/1 Sufton Cottage, Sufton Lane, Mordiford (0.65 ha) (Site DMNP5 in the Site Options and Assessment Report)



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Site DM8/1 is suitable for up to 10 dwellings.

Development will be supported where:

- A. Suitable and safe vehicular and cycle access is provided;
- B. Pedestrian access is provided via a link to the public footpath which runs south-east from the eastern end of Sufton Rise;
- C. Existing vegetation along site boundaries is retained to provide suitable screening;
- D. Development is concentrated in the open area to the west of the site (approx. 0.4ha); and
- E. The density of development is similar to that of neighbouring Sufton Rise (30 dph).

**Site DM8/2 Fort House, Upper Dormington, HR1 4ED
(Site DMNP7 in the Site Options and Assessment Report)**



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Site DM8/2 is suitable for 1 single storey eco-dwelling.

Development will be supported where:

- A. An ecological assessment is undertaken of the neighbouring area of Priority Habitat woodland and evidence is provided to show that the development would not have an adverse impact on the area's ecological value;
- B. The existing access is upgraded to provide suitable shared vehicular, cycle and pedestrian access whilst retaining hedgerows and mature trees wherever possible; and
- C. Vehicular access for the neighbouring timber company is re-aligned to protect the amenity of residents.

**Site DM8/3 Land north of Rectory Barn, Mordiford
(Site DMNP9 in the Site Options and Assessment Report)**



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Site DM8/3 is suitable for 1 to 3 dwellings.

Development will be supported where:

- A. Development is designed sensitively to avoid adverse impacts on the setting of nearby designated heritage assets and the character of the Conservation Area;
- B. Suitable measures are taken to mitigate any adverse landscape and visual impacts through appropriate design and boundary treatments; and
- C. Safe access is provided by either extending the existing 30mph zone northwards to include the site entrance or by establishing a new entrance towards the southern end of the site within the 30mph limit.

Rural Exception Site

- 5.3.40 The Lime Kiln, Hope Springs, Mordiford (Ref DMNP6) was found to be potentially suitable for allocation, but it is located in the open countryside outside of the 3 identified settlements in the Core Strategy and therefore Core Strategy Policy RA3 Herefordshire's Countryside and Policy H2 - Rural exception sites would apply. Policy RA3 limits development to proposals which satisfy one of 7 criteria, including criterion 5. rural exception housing in accordance with Policy H2.
- 5.3.41 Policy H2 sets out that proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:
1. The proposal could assist in meeting a proven local need for affordable housing; and
 2. The affordable housing is made available to and retained in perpetuity for local people in need of affordable housing and
 3. The site respects the characteristics of its surrounding, demonstrates good design and offers reasonable access to a range of services and facilities.
- Some market housing may be permitted to enable delivery, subject to evidence and a financial appraisal.
- 5.3.42 The H2 criteria are considered in relation to the proposed site below:
1. There is a need for affordable housing in the Hereford rural housing market area. The HMNA (2021) demonstrates that in the Hereford rural area there is an annual need of 80 rented affordable homes and 26 affordable home ownership homes. Responses to NDP consultations showed that residents in the Group Parish would support policies and proposals for affordable housing for local people.
 2. The affordable housing would be made available to and retained in perpetuity for local people through legal agreements. The Parish Council would work with the landowner, Herefordshire Council and local housing providers to support the delivery of an affordable housing scheme.
 3. The NDP site allocation and other NDP policies would help to ensure that the development is of a high quality and sustainable design and responds positively to local context and character. As a rule of thumb in planning, 800m distance to a bus stop is normally taken to be accessible. The site assessment showed that the site is 400m from a bus stop, 800m from a cycle route and 400-1200m from Mordiford Primary school.
- 5.3.43 Policy DM9/1 was supported by a majority of respondents (63%) to the informal consultation on the emerging Draft Plan in summer 2023. However the landowner expressed concerns that with the building costs, mitigation costs, the removal of possible contamination and demolition, it would be unviable to build affordable housing on the site and market value 2 bed and 3 bed houses that first time buyers could buy would be the preferred way forward.
- 5.3.44 As the site is in the countryside and outside the settlement boundaries it would not be suitable for market housing. Policy H2 allows for some market housing to enable delivery, subject to evidence and a financial appraisal. It was decided therefore to retain the site in the Draft Plan.
- 5.3.45 Therefore, site DMPN6 The Lime Kiln, Hope Springs, Mordiford is included as a potential Rural Exception Site for 5 houses in the NDP under Core Strategy Policies RA3 and H2.

Draft Policy DM9 Site Allocation for Rural Exception Housing

Site DM9/1 The Lime Kiln, Hope Springs, Mordiford (Site DMNP6 in the Site Options and Assessment Report)



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Site DM9/1 is identified as a Rural Exception Site suitable for 5 Affordable Houses subject to Herefordshire Local Plan Core Strategy 2011 – 2031 Policy RA3 – Herefordshire’s countryside and Policy H2 Rural Exception Sites and planning conditions.

Development will be supported where:

- A. Appropriate remediation (and if necessary, demolition) is carried out to ensure the site is suitable for residential use;
- B. There is no adverse impact on nearby Scutterdine Quarry SSSI and opportunities are taken to restore the pond to the north of the site;
- C. Suitable and safe vehicular, pedestrian and cycle access to the site is provided;
- D. Development avoids areas of high risk of surface water flooding along the western boundary of the site; and
- E. Existing vegetation on site boundaries is retained to screen development and the layout and design minimises visual impact on the surrounding sensitive landscape area.

Planning Policy Framework for Housing

NPPF paragraph 78 sets out that *'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this. Paragraph 79 goes on to say 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities' and Paragraph 70 advises 'Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.'*

Herefordshire Local Plan Core Strategy 2011 – 2031: relevant policies include SS1 - Presumption in favour of sustainable development, SS2 - Delivering new homes, RA1 - Rural housing distribution, RA2 - Housing in settlements outside Hereford and the market towns, RA3 - Herefordshire's countryside, RA4 -Agricultural, forestry and rural enterprise dwellings, H1 - Affordable housing - thresholds and targets, H2 - Rural exception sites and H3 - Ensuring an appropriate range and mix of housing.

Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2021 – 2026

Theme 3 Vital Communities includes AONB Aim: 'To engender thriving local communities which have a high quality of life with a healthy economy that supports the natural beauty of the area.' Relevant Community Development Strategic Objectives include:

- *WV-C3 Support the development of affordable housing appropriate to local need in the AONB, subject to WV-D2 and WV-D3 subject to Habitat Regulation Assessment (HRA) being carried out at appropriate plan or project level as set in the HRA document.*

5.4 Improving Community Facilities, Accessibility and Infrastructure



Dormington Church, Evening

Community Facilities

- 5.4.1 The Group Parish has two parish churches, the Church of St Peter in Dormington and the Church of The Holy Rood in Mordiford.
- 5.4.2 Mordiford Church of England Primary School is a 200-year-old primary school with 7 classes and pre- and after-school provision. It has been rated by Ofsted as Outstanding since 2010.
- 5.4.3 The Group has one remaining public house – The Moon Inn at Mordiford. The pub in Priors Frome and the post office in Mordiford have closed in recent years and the area now relies on a mobile post office. There is no parish hall.

Proposal for a Shared Community Hall

- 5.4.4 The Group Parish does not have the benefit of community hall and relies on the local school hall for Parish Council meetings and parish halls in the nearby parishes of Bartestree and Tarrington for other local community events.
- 5.4.5 A subgroup of the NDP Steering Group has been working with the primary school to explore whether a site and funding can be identified for a new hall which could be jointly used by the school, the Parish Council and local groups and organisations.
- 5.4.6 Safeguarding issues mean that it would not be possible to use a proposed school hall/ community building during the day (for instance as a flexible meeting space for local businesses). It would be available during the evening only for community use.
- 5.4.7 The project is in its early stages of development and would be subject to securing funding.
- 5.4.8 Policy DM10 was supported by 81% of respondents to the informal consultation on the emerging Draft Plan.

- 5.4.9 Policy DM10 has been prepared to support proposals for a new community hall to be jointly shared by the school and the Group Parish on land adjacent to Mordiford Church of England Primary School, Mordiford.

Draft Policy DM10 New Community Hall, Mordiford School

Proposals for a new community hall building will be supported where:

1. The new building provides high quality, flexible and fully accessible facilities for use by the school and local groups and residents;
2. Adequate car and cycle parking and electric charging points are provided for users of the building and any visitors;
3. Linkages are provided to nearby public rights of way to promote access by walking and cycling;
4. The design is of a high quality and incorporates suitable energy and resource efficiency measures which will ensure the project as a whole demonstrates a commitment to 'net zero' (see NDP Policy DM6 Sustainable Design and Design Guidelines 13 to 20 in Appendix 6); and
5. Landscaping schemes are designed to support local wildlife and provide biodiversity net gain on site.

Improving Accessibility and Travel

- 5.4.10 Dormington and Mordiford Group Parish is located close to the City of Hereford with good road access.
- 5.4.11 Mordiford lies on the B4224 (which runs through 11 parish council areas). The mediaeval bridge crossing the River Lugg is the only river crossing on what has become the quickest route from Hereford to Ross-on-Wye and the M50, and it is frequently used by Heavy Goods Vehicles (HGVs). A B4224 strategy group has been set up to address concerns of volume, weight and speed of traffic using this road. The road partially collapsed a couple of years ago leading to the road being closed for 18 months for repairs at Holme Lacy Bridge.
- 5.4.12 Dormington lies just off the A438 and has a bus service operated by DRM (476). The company runs a 4 hourly service from Hereford Shire Hall to Dormington and Nick Maddy Coaches runs a service once a week. A Yeomans bus service (453) runs from Fownhope to Hereford which stops at the Holme Lacy Bridge on the far eastern side of the Parish every hour. The nearest rail station is Hereford (about 5 miles away). There is a monthly bus service to Ross on Wye part funded by the Parish Council.
- 5.4.13 The Group Parish is crisscrossed by public footpaths and bridleways, linking the settlements to each other, to the riverbanks and the countryside. Sections of two long distance routes cut through the southern part of the Parish at Mordiford: The Three Choirs Way (a route between Gloucester, Hereford and Worcester) and The Wye Valley Walk. These routes provide healthy and safe recreational opportunities for residents and visitors.
- 5.4.14 There is a lack of safe on or off-road cycle routes in the Parish. The C1292 road runs through the Parish north / south connecting the main settlements. This is a very fast road, with a 50mph speed limit between Dormington and Mordiford and is unsuitable for most cyclists unless they are extremely proficient.

- 5.4.15 Herefordshire Council promotes walking and cycling as sustainable transport alternatives⁶ and has published a series of maps showing recommended cycle routes, including to Hereford city centre, Rotherwas and Hereford Station⁷.
- 5.4.16 The responses to the Vision and Objectives consultation included the suggestion that an increase in buses is needed together with local dial-a-ride for elderly and infirm. Also, since most people have to walk along a road to get to footpaths, pavements are needed to keep people safe from traffic on roads.
- 5.4.17 The NDP has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. It has been said⁸ that there is no crisis today that would not be helped by increasing active travel – whether it is the climate crisis, domestic oil and gas resilience, cost of living and physical and mental health and wellbeing. In terms of climate change the transport sector is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019⁹.
- 5.4.18 This is a very rural area, and many residents and businesses rely on private cars. Table 3 provides information about car and van ownership from the 2021 Census. The figures show that fewer households in the Group Parish have no or one car or van, and a higher proportion of households have 2 or more cars and vans than comparative figures for Herefordshire.

Table 3: Number of cars or vans by Household

	% of all households with No cars or vans	% of all households with 1 car or van	% of all households with 2 cars or vans	% of all Households with 3 or more cars or vans
Dormington	6.3	23.4	46.8	23.4
Mordiford	4.5	36.6	41.9	17.1
Herefordshire	14.4	39.9	31.6	14.0

- 5.4.19 Policy at a national and international level driven by the need to tackle the above crises as a matter of urgency, means that when and how people travel will change dramatically over the plan period as transport is de-carbonised. The NDP supports the following travel hierarchy (see Figure 5):
1. Avoid: reduce the need to travel for instance by encouraging homeworking and guiding development to be located close to existing facilities.
 2. Shift: if travel cannot be avoided, then shift trips from car to walking, cycling and public transport.
 3. Improve: if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as by electrification.

⁶ See <https://www.herefordshire.gov.uk/travel-transport/choose-move/>

⁷ See <https://www.herefordshire.gov.uk/cycling-1/cycling/2?documentId=312&categoryId=200243>

⁸ By Chris Boardman, National Active Travel Commissioner

⁹ BEIS (2021). 2019 UK Greenhouse Gas Emissions (online).

Available at: <https://www.gov.uk/government/statistics/final-uk-greenhouse-gas-emissions-national-statistics1990-to-2019>

(International aviation and shipping are not included in this figure)

Figure 5: Travel Hierarchy



- 5.4.20 Dormington & Mordiford Design Guide includes Design Guideline 04: Access & Movement. This includes the Design Guideline: *‘Developments should enhance and retain walkable connections between settlements to increase the recreational capacity of the Neighbourhood Area.’* The Area-wide Design Principles support green connectivity, retaining and enhancing PROW and providing new links, and increasing public awareness of the green network through signage. Design Guideline 17: Electric Vehicle Charging Points sets out that *‘New developments should aim to integrate electric vehicle charging points into all properties.’*
- 5.4.21 NDP Policy DM11 has been prepared to encourage new development to reduce the need to travel by supporting homeworking and, where travel is necessary, to promote more sustainable, active and accessible choices for all.
- 5.4.22 Policy DM11 was supported by 81% of respondents to the informal consultation on the emerging Draft Plan.

Draft Policy DM11 Sustainable and Active Travel

Residential development should include sufficient flexible space and high-speed broadband and mobile telephone infrastructure to enable occupiers to work from home.

All development should be accessible to walking, cycling and public transport routes and promote and support green connectivity in line with Design Guideline 04: Access and Movement in the Dormington & Mordiford Design Guide which is reproduced in Appendix 6. In particular development should:

1. Be located close to bus stops; and
2. Have accessible linkages to existing pedestrian and cycle routes in the area including to local community facilities, the countryside, the City of Hereford and Rotherwas Industrial Estate; and
3. Provide suitable and secure storage provision for bicycles; and
4. Include external electric charging points for bicycles and cars (see Design Guideline 17: Electric Vehicle Charging Points in the Dormington & Mordiford Design Guide, reproduced in Appendix 6).

- 5.4.23 The Parish Council is aware of residents' concerns about traffic on local roads and conflicts between different users (such as drivers, cyclists and pedestrians) due to a lack of segregated pavements and cycle lanes. The Parish Council would like to see safe walking and cycling routes connecting Dormington with Bartestree to enable workers to access St Michaels, and the provision of new footpaths running alongside roads but screened by the hedges.
- 5.4.24 The Parish Council is working with Herefordshire Council to improve accessibility for all. A working group has been set up to restart the traffic regulation order, address village safety including crossings and road markings, and limiting weight of HGVs on Mordiford Bridge.
- 5.4.25 NDP Policy DM12 identifies further, complementary projects to improve safe walking and cycling which could be funded or part funded through developer contributions.
- 5.4.26 Policy DM12 was supported by 81% of respondents to the informal consultation on the emerging Draft Plan. It was revised in response to concerns about adverse impacts on the rural area and the need for designs to be sensitive to local character.

Draft Policy DM12 Local Infrastructure and Developer Contributions

Developers may be required to support improvements in local infrastructure through Community Infrastructure Levy (CIL) or other mechanism, once adopted by Herefordshire Council.

Such improvements could include, for example,

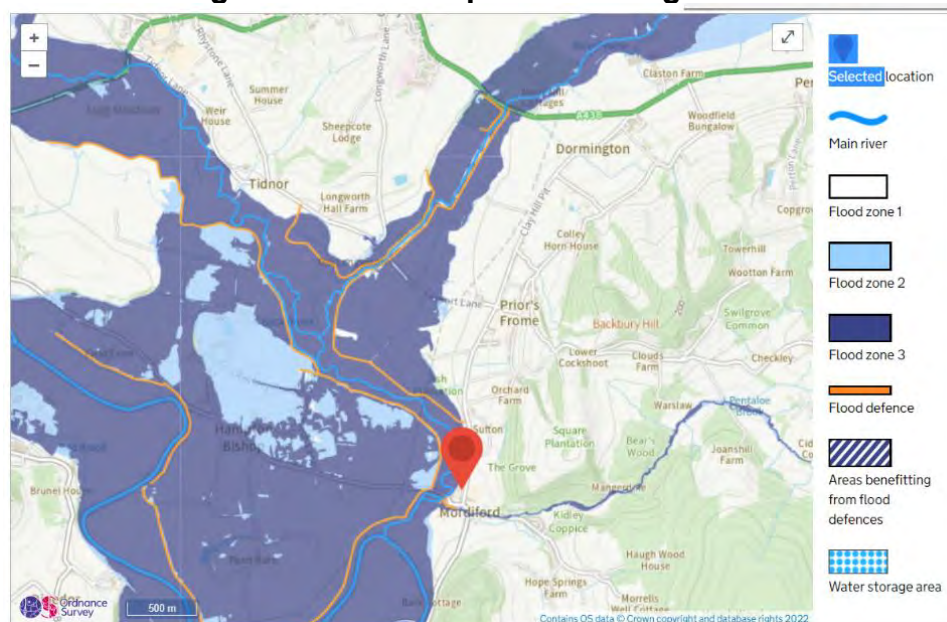
1. Provision of safe and segregated walking and cycling routes linking Dormington, Priors Frome and Mordiford Church of England Primary School along the C1292, and Dormington to Bartestree along the A438;
2. Traffic calming and further speed reduction on the C1292;
3. Crossing points;
4. Cycle and pedestrian priority signals at Mordiford Bridge;
5. Linkages from the Group Parish to recommended Herefordshire Council cycle routes to the City Centre, Hereford Station and Rotherwas; and
6. Development of recommended cycle routes for leisure along rural lanes throughout the Parish.

All schemes should be designed sensitively but effectively to respect the rural character of the local area and avoid unnecessary clutter and urbanisation.

Flood Risk and Drainage

- 5.4.27 Parts of the Group Parish are in close proximity to rivers and watercourses and the area has a history of severe flooding – see Figure 6: Flood Map for Planning.

Figure 6: Flood Map for Planning



(Source: Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/>)

- 5.4.28 The Herefordshire Strategic Flood Risk Assessment (SFRA) Level 1 2019¹⁰ sets out that the majority of fluvial flood risk in Herefordshire is associated with the main rivers that flow through the country, with the most extensive floodplains attributable to various rivers including the River Lugg and River Frome (Section 5.5 Assessment of Flood Risk Fluvial Flood Risk). Mordiford is identified as one of the most significant villages that are indicated to be at notable risk of fluvial flooding from main rivers and ordinary water courses.
- 5.4.29 The SFRA 2019 notes flooding events in July 2007 at Dormington from the River Frome / Ordinary watercourse and Mordiford from River Lugg / Pentaloe Brook (Table 5.3.2) and events in Summer and Winter in 2012 at Mordiford from River Lugg / Pentaloe Brook (Table 5.3.3).
- 5.4.30 The most recent major flooding event occurred in February 2020 when Mordiford Bridge was closed.

¹⁰ <https://www.herefordshire.gov.uk/directory-record/2111/strategic-flood-risk-assessment>



Flooding at Mordiford Bridge, February 2020

- 5.4.31 Flooding is likely to become a more frequent occurrence in the future due to climate change. Road closures due to flooding impact on accessibility to and from the Group Parish and therefore its suitability for development.
- 5.4.32 Riperian landowners have responsibilities which if not managed properly can exacerbate local flooding issues. The Parish Council's drainage grant from Herefordshire Council has been cut drastically from £20K to £4.3K in 2022/23 and this is not sufficient to carry out all necessary work to protect areas in the Group Parish from future surface water and fluvial flooding.
- 5.4.33 The majority of the houses in the Parish are not on mains drainage and have septic tanks. There is no further capacity and the system is not fit for purpose. The sewage system at Sufton Rise is continually becoming blocked and cannot cope with volume. Only around 20 or so properties at the Pentalo Close area are on mains drainage.
- 5.4.34 In contrast to problems with flooding and drainage, long periods of low rainfall can lead to water shortages, particularly during dryer summers. Elevated areas of Dormington and Mordiford Group already have problems with water pressure during the summer months. Therefore, there is a need to improve storage of grey water during times of higher rainfall for use in gardening, flushing toilets and washing etc during periods of water shortages.
- 5.4.35 Planning policy at a national and Herefordshire Council level steers development away from areas at greatest risk of flooding. The NDP should not duplicate these policies, but the technical site assessment process and settlement boundaries have taken flood risk into account and therefore the NDP is in line these high-level policies.
- 5.4.36 The Dormington & Mordiford Design Guide includes several design codes which should help to ensure future development does not exacerbate flooding. Design Guideline 18: Water Management (SuDS) sets out '*Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk*' and provides a number of Area-wide Design Principles. Design Guideline 19: Permeable Paving advises that '*New development should use permeable surfacing where possible to reduce groundwater runoff*' and also sets out Area-wide Design Principles.
- 5.4.37 Policy DM13 has been prepared to help ensure development proposals are designed to be both flood resilient and to minimise flood risk to other properties by controlling run-off.
- 5.4.38 Additional development is likely to make demands on local infrastructure such as drainage and wastewater, roads and power. Investment is required to improve provision to help ensure growth is accommodated without adverse impacts on existing networks.

5.4.39 Policy DM13 was supported by 89% of respondents to the informal consultation on the emerging Draft Plan.

Draft Policy DM13 Flooding, Wastewater and Sewerage

1. Flood Resilience

All new development in Dormington and Mordiford neighbourhood area is required to be flood and climate resilient.

Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding. Such measures should include the following:

- A. Use of water-resistant materials for floors, walls and fixtures;
- B. Siting of electrical controls, cables and appliances at a higher than normal level;
- C. Setting the ground floor level where practical and feasible sufficiently high; and
- D. Raising land to create high ground where this would not result in increased flood risk elsewhere.

2. Surface Water

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SUDS) should be implemented wherever possible in line with Design Guideline 18: Water Management (SuDS) and Design Guideline 19: Permeable Paving in the Dormington & Mordiford Design Guide which is reproduced in Appendix 6.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities such as lagoons, ponds and swales.

Sustainable design of buildings such as use of 'green' or 'living' roofs and 'blue roofs' which support rainwater harvesting are supported. Rainwater storage should be provided for nondrinking water purposes such as watering gardens and flushing toilets.

Planting schemes should include species which are resilient to periods of intense heat and drought and which do not need frequent watering.

3. Wastewater and Sewage

New development proposals will be assessed on a case-by-case basis in relation to wastewater management and drainage.

New development in Mordiford which relies on the Waste water Treatment Works (WwTW) will only be supported where the capacity of existing sewage works and any other drainage is sufficient, or where the WwTW have been

sufficiently upgraded to:

- A. support new development; and
- B. service new housing developments that have already come forward.

Where connection to the wastewater infrastructure network is not practical, alternative foul drainage will be required in accordance with Herefordshire Local Plan Core Strategy 2011 - 2031 Policy SD4 - Wastewater treatment and river water quality.



Flooding in the Parish

Planning Policy Framework for Community Facilities, Accessibility and Infrastructure

NPPF paragraph 84 advises that '*Planning policies and decisions should enable: ... d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*' Paragraph 93 goes on to advise, '*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*

The NPPF also promotes active travel and encouraging walking and cycling to reduce CO₂ and improve health and wellbeing. Paragraph 104 sets out that '*transport issues should be considered from the earliest stages of plan-making and development proposals, so that ... c) opportunities to promote walking, cycling and public transport use are identified and pursued.*'

Herefordshire Local Plan Core Strategy 2011 – 2031: relevant policies include SS4 - Movement and transportation, SC1 - Social and community facilities, OS2 -Meeting open

space, sport and recreation needs, OS3 - Loss of open space, sport and recreation facilities, MT1 -Traffic management, highway safety and promoting active travel, SD3 - Sustainable water management and water resources, SD4 - Waste water treatment and river water quality and ID1 - Infrastructure delivery.

Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2021 – 2026 Theme 2 Development and Transport includes AONB Aim: Ensure the most sustainable, effective and efficient use and supply of services and energy within the AONB, compatible with the purposes of AONB designation. Utilities, Public Services and Energy Strategic Objectives include:

- *WV-U1 Support and promote the development of renewable forms of energy generation that do not impact negatively on the landscape features and Special Qualities of the AONB [see also WV-D2, WV-D3 and WV-P5]*
- *WV-U2 Encourage further under-grounding of existing and proposed power and telephone lines, where these do not conflict with any SAC, and resist new overhead lines where skylines or important views are affected [see also WV-D3 and WV-P4]*
- *WV-U3 Encourage the highest standards of equipment design and siting for high-speed broadband and mobile phone installations and resist new structures that either do not share masts and / or do not utilise appropriate designs at suitable locations subject to Habitat Regulation Assessment (HRA) being carried out at appropriate plan or project level as set in the HRA document [see also WV-D2 and WV-P5]*

A further AONB Aim is to: Ensure transport in the AONB is sustainable and integrated and compatible with the purposes of AONB designation. Transportation Strategic Objectives include:

- *WV-T1 Encourage and promote greater use of more sustainable and smarter forms of transport in the AONB and for accessing the area, including from railway station, so as to afford modal shift from the car for visitors and residents, subject to WV-D2 and WV-D3 [see also WV-R1, WV-P3 and WV-P5]*
- *WV-T2 Ensure the design of transport infrastructure and traffic management and control schemes are consistent with the Special Qualities, landscape character and natural beauty of the AONB, and monitor their effectiveness [see also WV-D2, WV-D3 and WV-P5]*
- *WV-T3 Conserve the character of rural roads in the AONB by conserving existing traditional features, reducing excessive signage and lighting and sympathetically managing verges for biodiversity, unless there are proven public safety grounds [see also WV-B3, WV-D2, WV-D3, WV-P3 and WV-P5]*

Theme 3 Vital Communities includes AONB Aim: 'To engender thriving local communities which have a high quality of life with a healthy economy that supports the natural beauty of the area.' Relevant Community Development Strategic

- *WV-C1 Encourage community led initiatives that maintain the diversity, sustainability and quality of rural community life and/or that stimulate investment, local employment, decarbonisation and retain or improve facilities and services for local people, subject to WV-D2 and WV-D.*

5.5 Rural Enterprise



Cider-making

Introduction and Background

- 5.5.1 Dormington and Mordiford is a working parish with a number of local businesses. These are largely linked to the rural economy and include agriculture, food and drink, tourism and field sports. In addition, the number of professional people working from home is likely to have increased in recent years and the Covid pandemic has led to greater reliance on good communication technologies and flexible spaces within homes and outbuildings for office accommodation.
- 5.5.2 The 2021 Census showed that in Dormington and Mordiford there was a higher proportion of Managers, directors and senior officials than in Herefordshire as a whole (17.3% in Dormington and 17.5% in Mordiford compared to 13.5% in Herefordshire) and people in professional occupations (27.1% in Dormington and 22.6% in Mordiford compared to 16.0% in Herefordshire).
- 5.5.3 The main employers within the Parish are predominantly in agricultural and light industry sectors and include a timber yard and pub. Most people work in Hereford / Rotherwas and commute by car. Broadband connection in the area is reasonably good compared to other rural areas.
- 5.5.4 Policy DM14 was supported by 80% of respondents to the informal consultation on the emerging Draft Plan.
- 5.5.5 Policy DM14 has been prepared to support proposals for appropriate business accommodation in response to changes in working practices and the need for more flexible accommodation, including meeting spaces to support those preferring to close to or at home in the Group Parish.

Draft Policy DM14 Rural Enterprise

Proposals for rural diversification schemes will be supported where they strengthen the local economy by providing small-scale flexible business accommodation or meeting space appropriate to the rural area, or where they support improvements in local facilities and services for residents and visitors.

All such proposals should:

1. Comprise the sensitive conversion and re-use of traditional agricultural buildings or the development of high-quality new buildings or extensions;
2. Maximise energy efficiency and provide on-site zero carbon energy technologies to supply all heat and power, including energy for electric charging points for vehicles and bicycles;
3. Provide suitable infrastructure to accommodate high-speed broadband and mobile telephones;
4. Not lead to a detrimental impact on the local road network in terms of additional vehicular traffic; and
5. Not have an unacceptable adverse impact on local residential amenity.

Larport Solar Farm

5.5.6 In May 2022 Herefordshire Council approved a 50-hectare solar farm development at Larport along the flood plain of the River Frome. Additional back-up generation capacity was required in the area and the existing Dormington sub-station provided an ideal location for a solar farm. The proposal includes planting native wildflowers under the panels growing rare trees such as the Black Poplar, as rapid screening plants. The existing ancient trees will remain.

5.5.7 The solar farm will occupy land below the C2192 Dormington to Larport Cross Road but is unlikely to be visible except from the hills above the valley. The panels should generate 45 MW, with a battery storage capacity of 19.5KW to help balance the supply. The developer, Conrad Energy, is working closely with the Parish Council and Mordiford School to provide the school with solar panels, battery storage, EV chargers, and educational opportunities regarding power sources and renewable energy. Conrad Energy state:

- The solar project could have a capacity of up to 45MW (megawatts).
- At maximum capacity it will generate enough energy to power the equivalent of up to 10,400 homes and saving around 9,432 tonnes of CO2 every year.
- Solar panels would be installed on around 40% of the total site area, but less than 5% of the land will actually be disturbed.
- The project is fully reversible and after 40 years the rested land will benefit from increased biodiversity and an improved ecosystem.
- The soil will be enhanced as it will be far less intensively farmed during this time.
- As part of the planning process, Conrad Energy has been required to demonstrate that there will be biodiversity gain on site.

- The site is mostly Grade 3b (moderate quality agricultural land,) and suffers flooding in the autumn and winter months. Therefore, the selection of crops available to grow on the land is limited. The design of the structure and foundations of the panels has taken into account the predicted flood levels, and will keep the infrastructure above this line. To counter this, and to minimise the visual impact of the site, panel angle has been reduced to keep the overall height to below 2.5m.

5.5.8 The solar farm replaces gas and diesel schemes previously approved for the site, which required two very large buildings to house fifteen generators and oil storage tanks as well as fifteen chimneys each nine meters high. This would have had a much more significant, detrimental, environmental impact on the whole area causing air, noise, light and possibly water pollution within the Wye valley.



Solar Farm

Community Energy Schemes

5.5.9 Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Examples of community energy projects include:

- Community-owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation;
- Members of the community jointly switching to a renewable heat source such a heat pump or biomass boiler;
- A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation;
- Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies (although these often rely on mobile phone signals which are unreliable in some areas of the Group Parish);
- Collective purchasing of heating oil and LPG for off grid communities and collective switching of electricity suppliers.

5.5.10 Some of the above projects are not related to the use and development of land and buildings and so fall outside the control of the planning system.

5.5.11 NDP Policy DM15 Community Energy Schemes supports future suitable community led low carbon energy schemes the Group, subject to avoiding adverse impacts on local biodiversity and landscape character. Policy DM15 was supported by 76% of respondents to the informal consultation on the emerging Draft Plan.

Draft Policy DM15 Community Energy Schemes

Small scale community-led renewable energy schemes for resident and business use will be supported where the proposal will not have a significant adverse impact on the local landscape character and biodiversity and any adverse impacts are avoided or mitigated by siting, design and landscaping.

Planning Policy Framework

The NPPF recognises that the rural economy has particular needs and challenges. Under the theme of 'Supporting a prosperous rural economy' NPPF paragraph 84 sets out *'Planning policies and decisions should enable:*

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses; [and]

c) sustainable rural tourism and leisure developments which respect the character of the countryside.'

Paragraph 85 goes on to say *'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'*

Herefordshire Local Plan Core Strategy 2011 – 2031: relevant policies include E3 – Homeworking, RA4 - Agricultural, forestry and rural enterprise dwellings, RA5 - Re-use of rural buildings and RA6 - Rural economy.

The Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan 2021 – 2026 Theme 3 Vital Communities includes the following Aim: To foster viable rural enterprises that derive benefit from and enhance the natural resources and local distinctiveness of the AONB. Economy and Rural Regeneration Strategic Objectives include:

- *WV-E1 Support initiatives that improve the market for products which conserve or enhance the AONB's distinctive landscape, Special Qualities and strengthens the sense of place of the AONB [see also WV-F7, WV-W3, WV-M3 and WV-P7]*
- *WV-E2 Raise awareness of good practice and encourage local businesses in the AONB to take opportunities to become more environmentally, socially and economically sustainable, particularly in ways that sustain the natural beauty of the area [see also WV-F1, WV-F3, WV-P5 and WV-P7]*
- *WV-E3 Support the delivery of local co-operative schemes, advice and training programmes that support the development and expansion of rural micro-businesses, subject to WV-D2 and WV-D3 [see also WV-F4, WV-W3 and WV-P5]*
- *WV-E4 Raise awareness of the value of the AONB and the importance of retaining a high quality environment in attracting and retaining entrepreneurs, relocating businesses, inward investment and skilled personnel [see also WV-A1 and WV-P7]*

6.0 Next Steps

- 6.1 Following the formal consultation the Plan will be revised and then submitted to Herefordshire Council.
- 6.2 Herefordshire Council will then check the Plan and publish it for a further 6 weeks (Regulation 16) before it proceeds to examination.
- 6.3 An independent examiner will consider whether the Plan meets the required 'basic conditions' and whether any further changes are needed to ensure it does so. The Plan will be amended again in response to the examiner's recommended modifications before proceeding to a local referendum.
- 6.4 If there is a majority Yes vote (50% of turnout +1) the NDP will be made by Herefordshire Council and used to determine planning applications in the Group Parish.
- 6.5 The Parish Council is committed to undertaking an early review of the NDP following on from the adoption of the new Herefordshire Local Plan 2021 – 2041.

Appendix 1 Listed Buildings

See Historic England <https://historicengland.org.uk/listing/the-list/>

Dormington- 9 results found.

MILEPOST AT NATIONAL GRID REFERENCE SO577403

List Entry Number: 1099881

Heritage Category: Listing

Grade: II

Location: MILEPOST AT NATIONAL GRID REFERENCE SO577403, A438, Dormington, County of Herefordshire

CHURCH OF ST PETER

List Entry Number: 1099882

Heritage Category: Listing

Grade: II*

Location: CHURCH OF ST PETER, DORMINGTON, Dormington, County of Herefordshire

DORMINGTON HOUSE

List Entry Number: 1099883

Heritage Category: Listing

Grade: II

Location: DORMINGTON HOUSE, DORMINGTON, Dormington, County of Herefordshire

WOOTON FARMHOUSE AND ADJOINING HOP KILN

List Entry Number: 1178977

Heritage Category: Listing

Grade: II

Location: WOOTON FARMHOUSE AND ADJOINING HOP KILN, CHECKLEY, Dormington, County of Herefordshire

DORMINGTON COURT

List Entry Number: 1179010

Heritage Category: Listing

Grade: II

Location: DORMINGTON COURT, DORMINGTON, Dormington, County of Herefordshire

BARN APPROXIMATELY 20 METRES NORTH-WEST OF PRIOR'S COURT FARMHOUSE

List Entry Number: 1179015

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 20 METRES NORTH-WEST OF PRIOR'S COURT FARMHOUSE, PRIOR'S COURT, Dormington, County of Herefordshire

PROSPECT FARMHOUSE

List Entry Number: 1257992

Heritage Category: Listing

Grade: II

Location: PROSPECT FARMHOUSE, UPPER DORMINGTON, Dormington, County of Herefordshire

BARN IMMEDIATELY NORTH EAST OF PROSPECT FARMHOUSE

List Entry Number: 1257994

Heritage Category: Listing

Grade: II

Location: BARN IMMEDIATELY NORTH EAST OF PROSPECT FARMHOUSE, UPPER DORMINGTON, Dormington, County of Herefordshire

Ethelbert's Camp

List Entry Number: 1003534

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Mordiford - 39 results found.

CHURCHYARD CROSS

List Entry Number: 1099815

Heritage Category: Listing

Grade: II*

Location: CHURCHYARD CROSS, MORDIFORD, Mordiford, County of Herefordshire

EAST GATEWAY TO CHURCHYARD OF CHURCH OF HOLY ROOD AND APPROXIMATELY 50 METRES OF WALL EXTENDING TO NORTH FORMING BOUNDARY OF GARDEN TO THE OLD RECTORY

List Entry Number: 1099816

Heritage Category: Listing

Grade: II

Location: EAST GATEWAY TO CHURCHYARD OF CHURCH OF HOLY ROOD AND APPROXIMATELY 50 METRES OF WALL EXTENDING TO NORTH FORMING BOUNDARY OF GARDEN TO THE OLD RECTORY, MORDIFORD, Mordiford, County of Herefordshire

THE MOON INN

List Entry Number: 1099817

Heritage Category: Listing

Grade: II

Location: THE MOON INN, MORDIFORD, Mordiford, County of Herefordshire

MORDIFORD BRIDGE (THAT PART ON MORDIFORD)

List Entry Number: 1099818

Heritage Category: Listing

Grade: II*

Location: MORDIFORD BRIDGE (THAT PART ON MORDIFORD), MORDIFORD, Mordiford, County of Herefordshire

THE OLD POST OFFICE

List Entry Number: 1099819

Heritage Category: Listing

Grade: II

Location: THE OLD POST OFFICE, MORDIFORD, Mordiford, County of Herefordshire

BARN APPROXIMATELY 35 METRES NORTH-WEST OF OLD RECTORY AND THE MEWS

List Entry Number: 1099820

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 35 METRES NORTH-WEST OF OLD RECTORY AND THE MEWS, MORDIFORD, Mordiford, County of Herefordshire

THE POST OFFICE AND SHOP

List Entry Number: 1099821

Heritage Category: Listing

Grade: II

Location: THE POST OFFICE AND SHOP, MORDIFORD, Mordiford, County of Herefordshire

BARN AND ADJOINING STABLE 30 METRES NORTH OF FROME FARMHOUSE

List Entry Number: 1099822

Heritage Category: Listing

Grade: II

Location: BARN AND ADJOINING STABLE 30 METRES NORTH OF FROME FARMHOUSE, PRIOR'S FROME, Mordiford, County of Herefordshire

PUMP ORCHARD FARMHOUSE

List Entry Number: 1099823

Heritage Category: Listing

Grade: II

Location: PUMP ORCHARD FARMHOUSE, PRIOR'S FROME, Mordiford, County of Herefordshire

DOVECOTE AND GARDEN WALL APPROXIMATELY 30 METRES NORTH-WEST OF OLD SUFTON

List Entry Number: 1099849

Heritage Category: Listing

Grade: II

Location: DOVECOTE AND GARDEN WALL APPROXIMATELY 30 METRES NORTH-WEST OF OLD SUFTON, Mordiford, County of Herefordshire

CHECKLY SHOP AND POST OFFICE

List Entry Number: 1099850

Heritage Category: Listing

Grade: II

Location: CHECKLY SHOP AND POST OFFICE, CHECKLEY, Mordiford, County of Herefordshire

THE STEPS FARMHOUSE

List Entry Number: 1099851

Heritage Category: Listing

Grade: II

Location: THE STEPS FARMHOUSE, CHECKLEY, Mordiford, County of Herefordshire

SWILGROVE COTTAGE

List Entry Number: 1099852

Heritage Category: Listing

Grade: II

Location: SWILGROVE COTTAGE, CHECKLEY, Mordiford, County of Herefordshire

LARPORT COURT COTTAGE

List Entry Number: 1099853

Heritage Category: Listing

Grade: II

Location: LARPORT COURT COTTAGE, LARPORT LANE, Mordiford, County of Herefordshire

THE MILL

List Entry Number: 1099863

Heritage Category: Listing

Grade: II

Location: THE MILL, MORDIFORD, Mordiford, County of Herefordshire

JOANSHILL FARMHOUSE

List Entry Number: 1099884

Heritage Category: Listing

Grade: II

Location: JOANSHILL FARMHOUSE, Mordiford, County of Herefordshire

SUFTON COURT

List Entry Number: 1179699

Heritage Category: Listing

Grade: II*

Location: SUFTON COURT, Mordiford, County of Herefordshire

CLOUDS

List Entry Number: 1179713

Heritage Category: Listing

Grade: II

Location: CLOUDS, CHECKLEY, Mordiford, County of Herefordshire

BARN APPROXIMATELY 15 METRES SOUTH-WEST OF THE STEPS FARMHOUSE

List Entry Number: 1179724

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 15 METRES SOUTH-WEST OF THE STEPS FARMHOUSE, CHECKLEY, Mordiford, County of Herefordshire

CHURCH OF THE HOLY ROOD

List Entry Number: 1179735

Heritage Category: Listing

Grade: II*

Location: CHURCH OF THE HOLY ROOD, MORDIFORD, Mordiford, County of Herefordshire

THE END HOUSE

List Entry Number: 1179777

Heritage Category: Listing

Grade: II

Location: THE END HOUSE, PRIOR'S FROME, Mordiford, County of Herefordshire

FROME FARMHOUSE WITH ADJOINING CIDER HOUSE

List Entry Number: 1301804

Heritage Category: Listing

Grade: II

Location: FROME FARMHOUSE WITH ADJOINING CIDER HOUSE, PRIOR'S FROME, Mordiford, County of Herefordshire

THE OLD SHOP

List Entry Number: 1301808

Heritage Category: Listing

Grade: II

Location: THE OLD SHOP, PRIOR'S FROME, Mordiford, County of Herefordshire

YEW TREE COTTAGE

List Entry Number: 1301818

Heritage Category: Listing

Grade: II

Location: YEW TREE COTTAGE, CHECKLEY, CHECKLEY, Mordiford, County of Herefordshire

WARSLAW FARMHOUSE

List Entry Number: 1301820

Heritage Category: Listing

Grade: II

Location: WARSLAW FARMHOUSE, CHECKLEY, Mordiford, County of Herefordshire

OLD SUFTON

List Entry Number: 1301840

Heritage Category: Listing

Grade: II*

Location: OLD SUFTON, Mordiford, County of Herefordshire

MILL APPROXIMATELY 20 METRES NORTH-EAST OF THE MILL

List Entry Number: 1302083

Heritage Category: Listing

Grade: II

Location: MILL APPROXIMATELY 20 METRES NORTH-EAST OF THE MILL, MORDIFORD, Mordiford, County of Herefordshire

UPPER LITTLE HOPE FARMHOUSE

List Entry Number: 1348722

Heritage Category: Listing

Grade: II

Location: UPPER LITTLE HOPE FARMHOUSE, Mordiford, County of Herefordshire

OLD RECTORY AND THE MEWS

List Entry Number: 1348729

Heritage Category: Listing

Grade: II

Location: OLD RECTORY AND THE MEWS, MORDIFORD, Mordiford, County of Herefordshire

FIR TREE COTTAGE

List Entry Number: 1348730

Heritage Category: Listing

Grade: II

Location: FIR TREE COTTAGE, PRIOR'S FROME, Mordiford, County of Herefordshire

PRIOR'S COTTAGE

List Entry Number: 1348731

Heritage Category: Listing

Grade: II

Location: PRIOR'S COTTAGE, PRIOR'S FROME, Mordiford, County of Herefordshire

WOODSHOOT COTTAGE

List Entry Number: 1348745

Heritage Category: Listing

Grade: II

Location: WOODSHOOT COTTAGE, Mordiford, County of Herefordshire

BARN APPROXIMATELY 15 METRES NORTH OF CLOUDS

List Entry Number: 1348746

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 15 METRES NORTH OF CLOUDS, CHECKLEY, Mordiford, County of Herefordshire

LARPORT FARMHOUSE

List Entry Number: 1348747

Heritage Category: Listing

Grade: II

Location: LARPORT FARMHOUSE, LARPORT LANE, Mordiford, County of Herefordshire

Mordiford Bridge

List Entry Number: 1001770

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Ethelbert's Camp

List Entry Number: 1003534

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Churchyard cross in Holy Rood churchyard

List Entry Number: 1016125

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Moated site 360m north of Joanshill Farm

List Entry Number: 1019853

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

SUFTON COURT

List Entry Number: 1000898

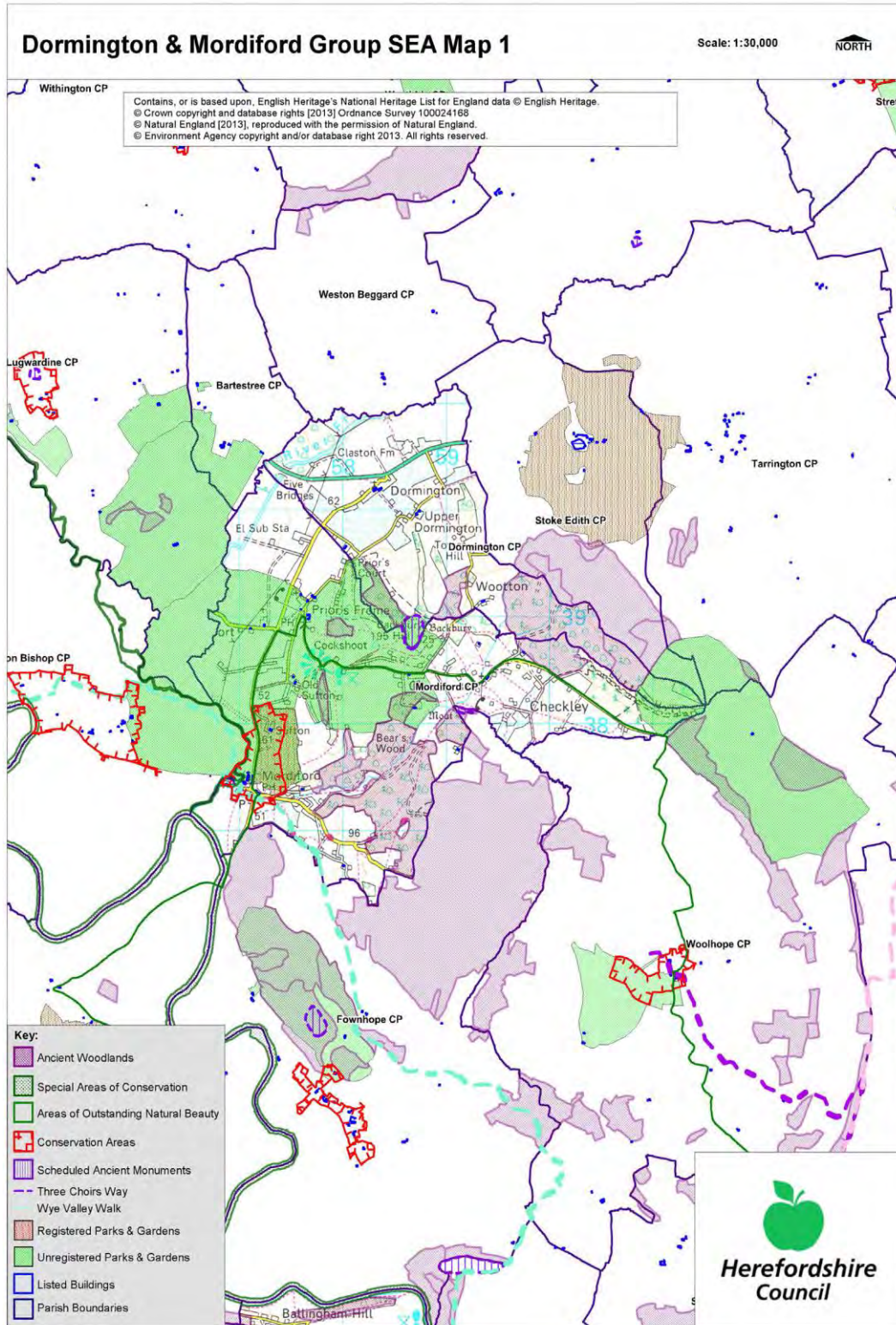
Heritage Category: Park and Garden

Grade: II*

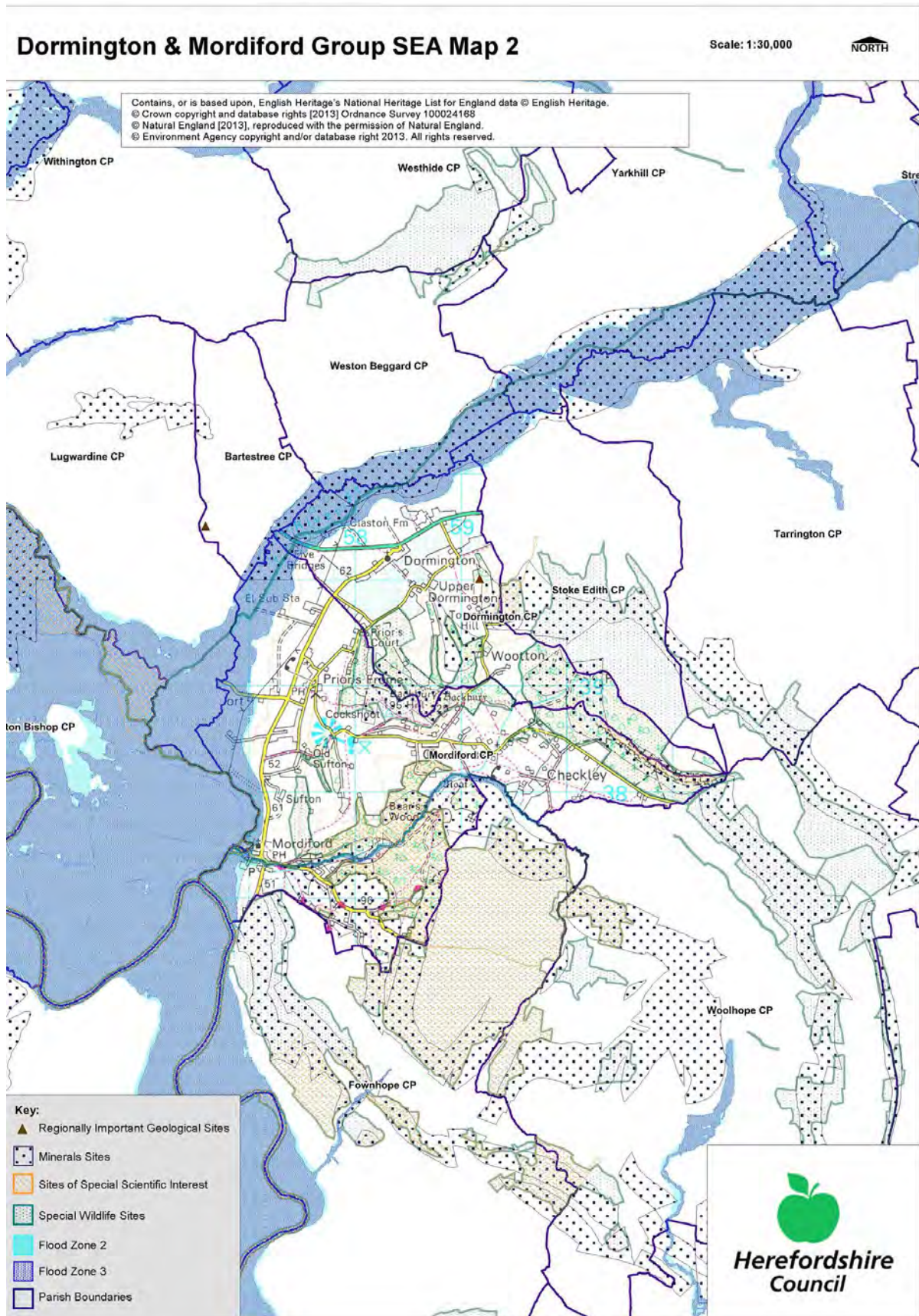
Location: SUFTON COURT, Mordiford, County of Herefordshire

Appendix 2 Environmental Constraints

SEA Map 1

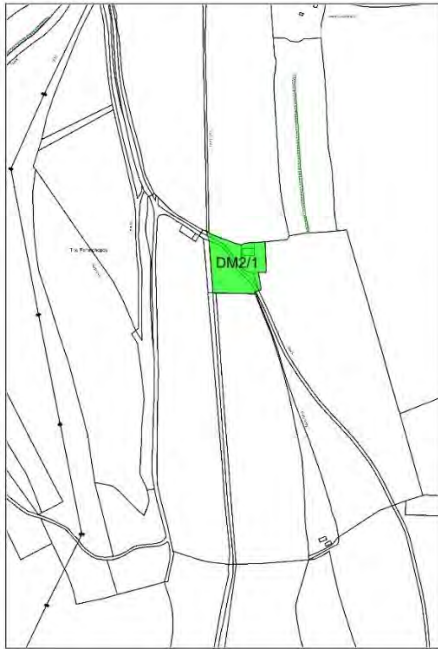


SEA Map 2



Appendix 3 Local Green Spaces

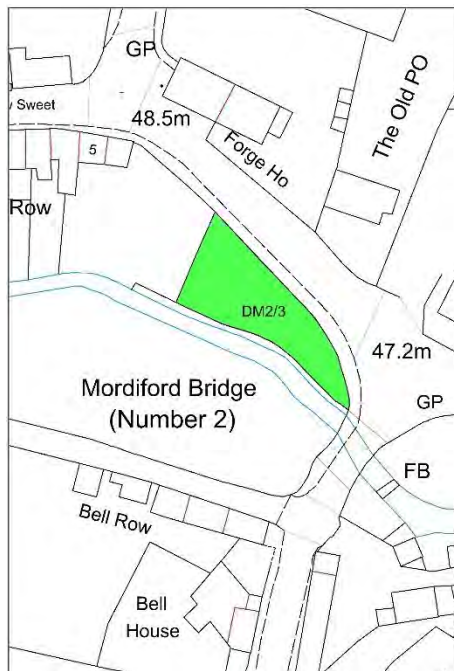
DM2/1 Checkley Barn picnic site



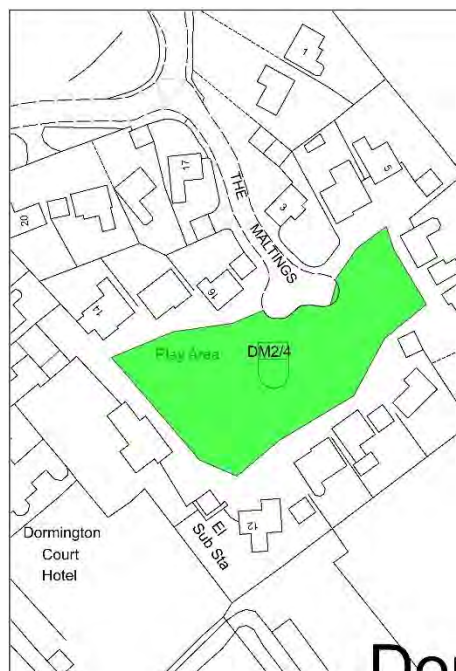
DM2/2 Swardon Quarry



DM2/3 Mordiford Green

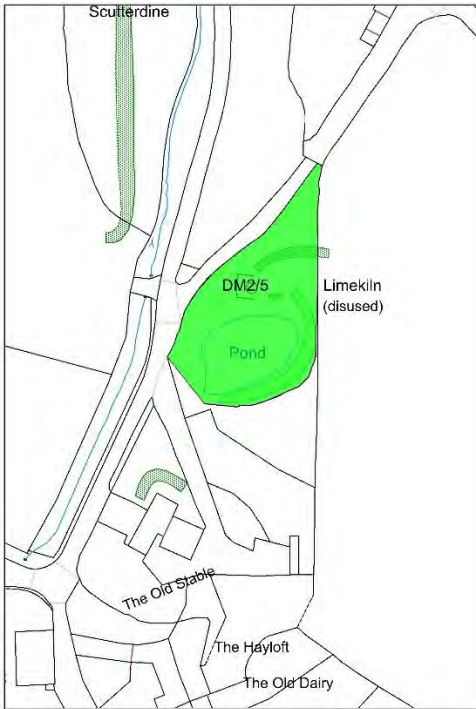


DM2/4 Maltings Green

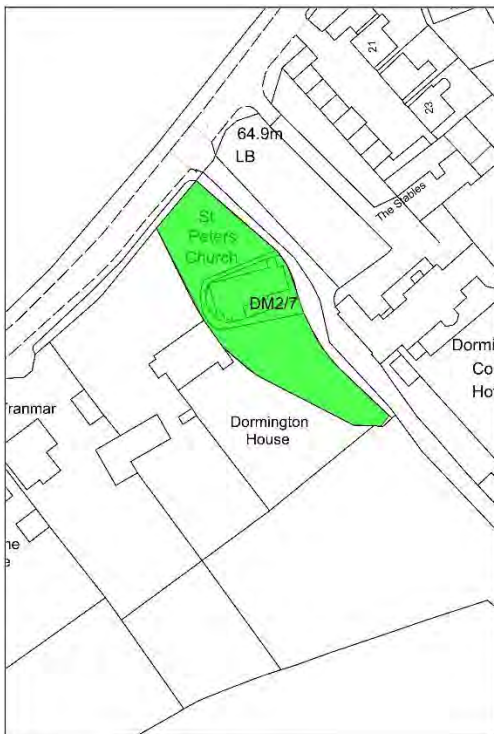


@Crown copyright [2022] Ordnance Survey 100055940 on behalf of Dormington & Mordiford Parish Council AC0000807301

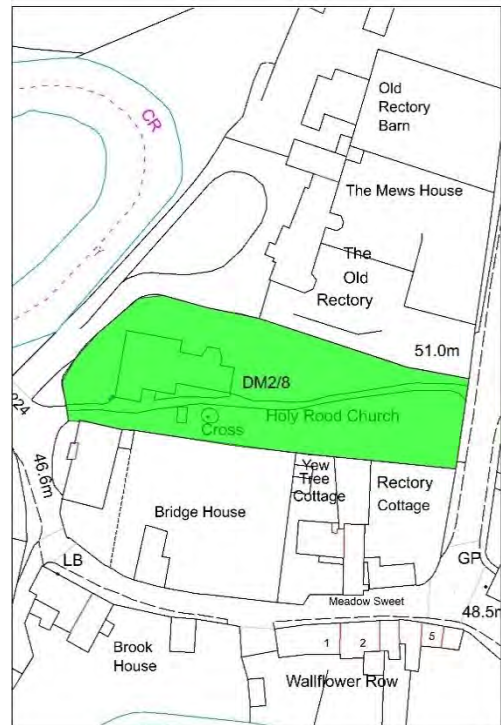
DM2/5 Lime Kiln Pond Area DM2/6 Checkley Common



DM2/7 Churchyard of St Peter's Church, Dormington



DM2/8 Churchyard of Church of the Holy Road, Mordiford



@Crown copyright [2022] Ordnance Survey 100055940 on behalf of Dormington & Mordiford Parish Council AC0000807301

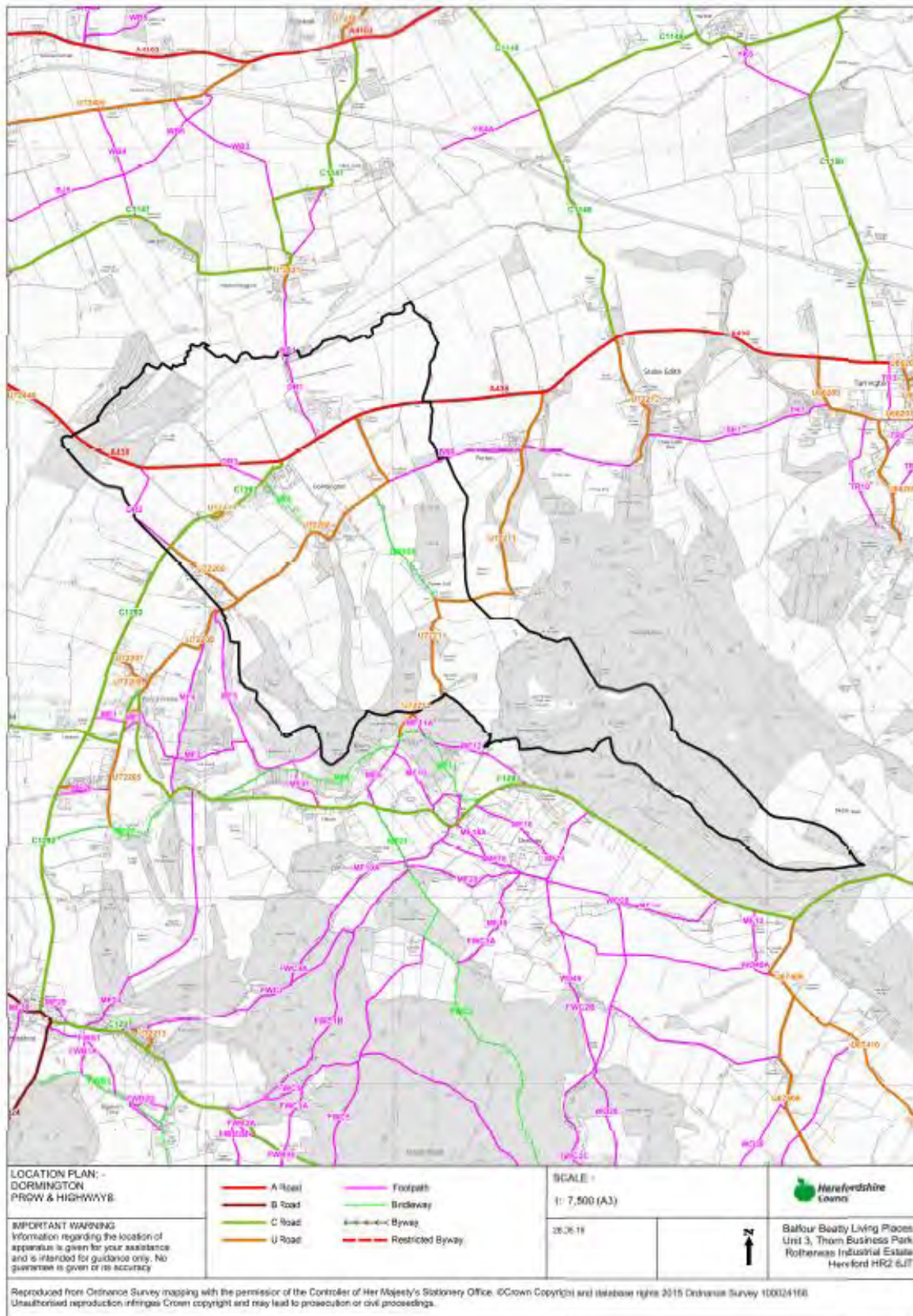
DM2/9 Allotments and Play Area, Shepherds Orchard



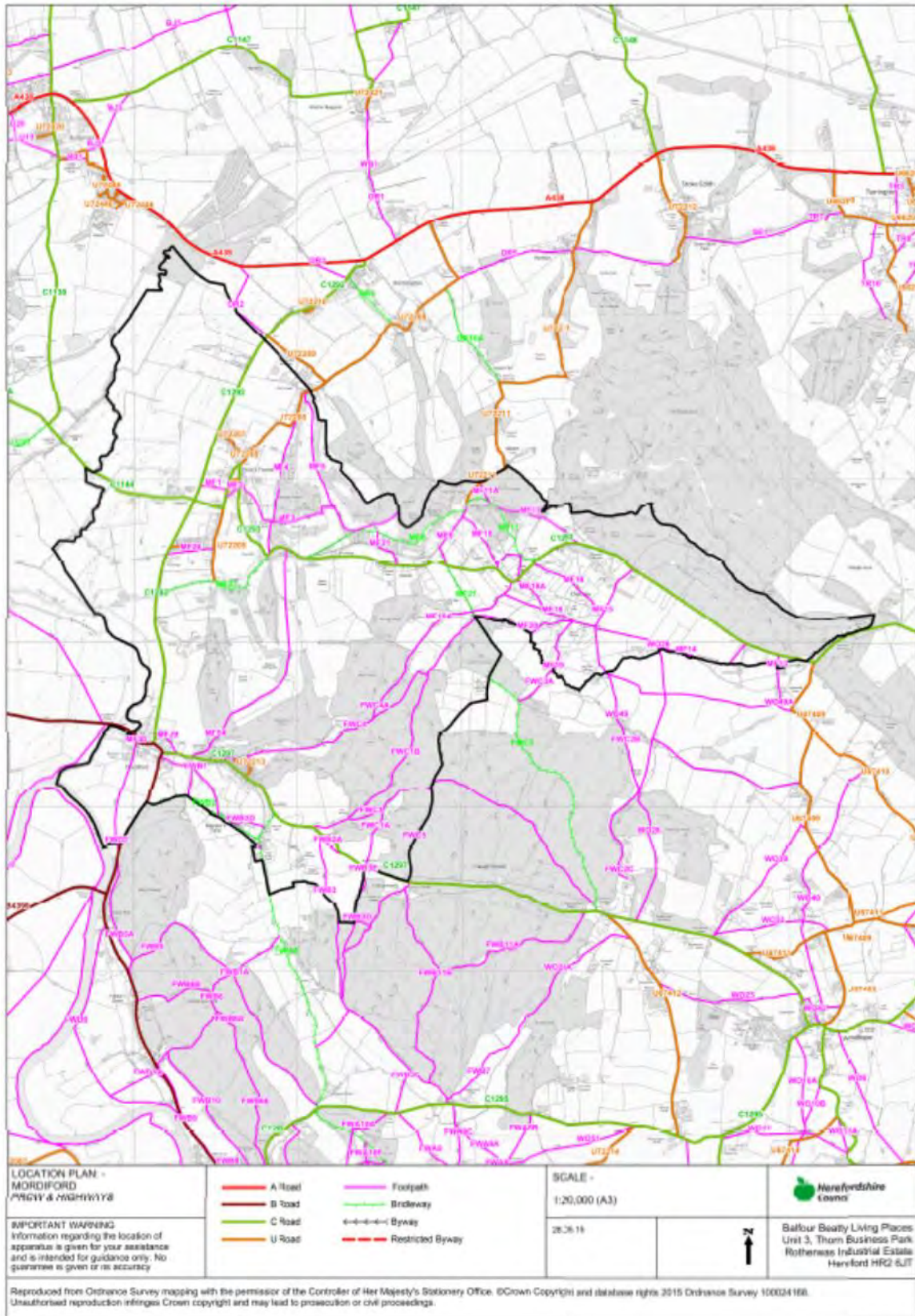
@Crown copyright [2022] Ordnance Survey 100055940 on behalf of Dormington & Mordiford Parish Council AC0000807301

Appendix 4 PROW

Map 1 Dormington PROW



Map 2 Mordiford PROW



Appendix 5 Eligibility Criteria for Local Needs Affordable Housing in Dormington and Mordiford Group Parish

During the first 16-week period the Affordable Housing Units shall be allocated to persons who, in the first instance:

- 1. have been ordinarily resident in Dormington and Mordiford Group Parish for the 12 months immediately preceding the date of application for the affordable housing unit or who have at any time previously resided in the Group Parish for a period of at least 5 years; or*
- 2. have a Strong Local Connection with Dormington and Mordiford Group Parish through (a) a close family association in the Group Parish or (b) being employed within the Parish.*

In the second instance if no applicant qualifies under the first criteria, those who are resident in or have a strong local connection with the neighbouring parishes of Hampton Bishop, Tarrington, Fownhope and Woolhope.

In the third instance, if no applicant qualifies under 1 and 2 those who are resident in or have a strong local connection with Backbury Ward.

In the fourth instance, if no applicant qualifies under 1, 2 or 3, those who in the opinion of Dormington and Mordiford Group Parish Council have need for such accommodation.

Strong Local Connection means in relation to Eligible Persons a Close Family Association, or Employment in the Relevant Area.

Close family association means a close family member of a person i.e. his/her brother/sister/son/daughter/mother/father who is resident in the relevant area and has been resident there for a minimum period of 5 continuous years.

Employment means a person who is self-employed, permanently employed or has accepted in writing a firm offer of permanent employment within the relevant area. Relevant area means in the first instance the Dormington and Mordiford Group Parish, and in the second instance the Ward of Backbury, and in the third instance all Rural Parishes within a 5-mile radius of the centre of the Group Parish (Clouds, Checkley), and in the fourth instance the administrative area of Herefordshire Council.

Appendix 6 Dormington & Mordiford Design Guide

See <https://dormingtonmordifordgroup-pc.gov.uk/ndp/ndp-design-guide/>





Quality information

Prepared by	Checked by	Approved by
Jennifer Birch	Sinéad Fletcher	Ben Castell
Graduate Landscape Architect, AECOM	Principal Landscape Architect, AECOM	Director, AECOM

Revision History

Issue no.	Issue date	Details	Issued by	Position
4	15.05.23	Submission to Steering Group	Sinéad Fletcher	Principal Landscape Architect
3	04.05.23	Approval by Locality	Ben Castell	Director
2	18.04.23	Final following comments	Sinéad Fletcher	Principal Landscape Architect
1	10.02.23	Draft	Sinéad Fletcher	Principal Landscape Architect

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Glossary of Key Terms

The following list is a glossary of key terms used within this document and their definition in relation to this specific design guide.

Ancient Woodland

An area that has been wooded continuously since at least 1600AD, including ancient semi-natural woodland and plantations on Ancient Woodland sites.

Biodiversity

The whole variety of life encompassing all genetics, species, and ecosystem variations, including plants and animals.

Green Infrastructure (GI)

A network of natural or semi-natural landscape features, open spaces, public rights of way and watercourses which deliver social and environmental benefits.

DMNPSG

Dormington and Mordiford Neighbourhood Plan Steering Group. A group of residents within the Neighbourhood Area overseeing the delivery of the Neighbourhood Plan.

Landscape Character

Distinct and recognisable elements within a landscape area which make it unique and different from another area.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Designated by Historic England.

Character Area (CA)

Geographical areas which exhibit the same landscape type at a local level.

Neighbourhood Area

All land within the Neighbourhood Plan boundary.

Open Space

Spaces which are deemed to have community significance in terms of recreation or visual amenity.

PRoWs

Public Rights of Way within the Neighbourhood Area.

Typology

A particular type of feature or element.



1. Introduction

AECOM has been commissioned to provide design support to Dormington and Mordiford Parish Council through the Government's Neighbourhood Planning Programme led by Locality.

This Design Guide makes reference to the emerging and draft documentation written by the Dormington and Mordiford Neighbourhood Plan Steering Group who have been key to the realisation of this document.

1.1 The Purpose of this Document

Design guidance informs development proposals to provide guidance and clarity on design and reflect local character and preferences. Design guidance exists to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This document is tailored to the Dormington and Mordiford Neighbourhood Area and as such, is specific to the character of the place, views, and aspirations of the local community.

Design parameters aid the local authority in making planning decisions. This document sets out design requirements in a simple and concise way and should be referred to in the development application process. The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm instruction on how sites should be developed. It is intended that this report is used as an

evidence base document to underpin and provide more detail to design policies in the Neighbourhood Plan. The Government intends to make it clear that decisions on design should be made in line with design advice.

1.2 The Importance of Good Design

As the National Planning Policy Framework (NPPF) (Ref. 1) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (Paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design (Ref. 2)) has shown that good design of buildings and places can have numerous benefits including, improved health and well-being, increased civic pride and reduced crime, anti-social behaviour and pollution.

1.3 Objectives

This document seeks to harness an understanding of how good design can make future development align sensitively with the positive aspects of character that currently exist.

1.4 Delivery

The design guidance will be a valuable tool in securing context-driven, high-quality development. Design guidelines will be used in different ways by different actors in the planning and development process, as summarised in Table 1.

1.5 General Design Considerations

As an initial appraisal, there should be evidence that development proposals have considered and applied the general design considerations set out in Table 2.

Key Objectives:

- Ensure new development is designed and planned according to existing character and context.
- Set out a series of design codes and guidelines related to residential development.

Table 01: Delivery of the Design Guidance.

Actors	How the design guidelines will be used
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

1.6 Process

In preparing this design guide a number of steps have been followed to involve the Dormington and Mordiford Neighbourhood Plan Steering Group (DMNPSG) in the process. This has been to ensure their local knowledge has helped to inform the context and content of the design guide, as well as to make sure the design advice meets relevant policy standards. This included steps set out below, culminating in a final Design Guide report.



1.7 Policy & Design Guidance

The following documents have informed this design guide. These have been produced at a national, district or parish level. Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

2021 National Planning Policy Framework

Department for Leveling Up, Housing and Communities (DLUHC)

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 National Model Design Code Part 1 & Part 2

DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.



NATIONAL LEVEL

NATIONAL LEVEL

2021 National Design Guide

DLUHC

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 Manual for Streets

Department for Transport

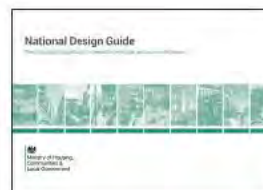
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

Additional Relevant Documents

Neighbourhood Planning and Decarbonisation Toolkit (2022)

University of Manchester

This Toolkit provides practical advice to communities to support in their creation of Neighbourhood Planning Policies for Decarbonisation and guiding sustainable development and growth within their Neighbourhood Area. The toolkit provides principles and actions which can be applied to local level strategies with the aim of supporting communities in creating greener healthier neighbourhoods.



DISTRICT LEVEL

Herefordshire Local Plan Core Strategy 2011 - 2031

Herefordshire Council

Adopted in 2015 the Herefordshire Local Plan outlines the overarching strategic proposals and planning policies for the county, to be delivered by the Local Plan up to 2031.

Note: An emerging Herefordshire Local Plan 2021-2041 is expected to be published in summer 2023 and will supersede the 2015 Local Plan. The emerging Local Plan will set out the planning framework for the county for the period to 2041. Supplementary Planning Documents (SPD's) are planning policy documents which provide supplementary guidance to policies in the Local Plan such as the 'Environmental Building Standards SPD' which sets out best practice recommendations to improve building design and construction and should be read in conjunction with the Local Plan and can be found here (<https://www.herefordshire.gov.uk/local-plan-1/supplementary-planning-documents>).

Herefordshire Landscape Character Assessment SPD

Herefordshire Council

The landscape character assessment provides guidance on character within the Hereford County to ensure compliance of future development within the landscape.

Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan

Wye Valley AONB Partnership

The AONB Management Plan sets out the vision for the designated Area of Outstanding Natural Beauty (AONB) and the priorities for its management over a 5 year period.

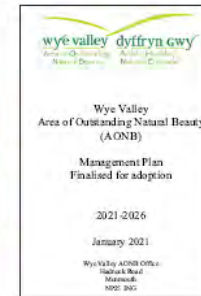




Image: View from Swarden Quarry towards Hereford.

Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

2. Context and Character

This section outlines the broad physical, historic, and contextual characteristics of the Neighbourhood Area.

2.1 Location and Area of Study

The Neighbourhood Area is situated within the county of Herefordshire. It lies in close proximity to the Welsh border and the county town of Hereford which is approximately 6.5 km to the north-west. The Neighbourhood Area lies north-east of the River Wye forming the catchment for two of its tributaries, the Rivers Lugg and Frome.

The Neighbourhood Area covers an area of approximately 1,182.5 hectares from south of Weston Beggard to Haugh Wood and stretching from Mordiford to Canwood Knoll in the east, refer to Figure 1.

The Neighbourhood Area comprises two villages, Dormington and Mordiford, and three hamlets: Checkley, Prior's Frome and Sufton Rise. The principal settlements Dormington and Mordiford lie north and south of the Neighbourhood Area respectively. Part of Mordiford is designated as a conservation area by Herefordshire County Council due to its historical importance.

The Neighbourhood Area is dominated by large areas of woodland, including Ancient Woodland, interspersed by a fragmented agricultural landscape of varying field sizes and shapes. The southern half of the Neighbourhood Area is designated as part of the Wye Valley Area of Outstanding Natural Beauty (AONB) which extends south beyond the Neighbourhood Area to Merthyr Tewdrig.

Local topography is varied and undulating, elevation rises from the low-lying western edge of the Neighbourhood Area, along the Frome and Lugg River Valleys at 50m AOD (Above Ordnance Datum) to become a rolling landscape. From Mordiford, which lies at 48m (AOD), land rises rapidly to a local high point between South Down and Woodshut's Wood, 154m (AOD), north-east of the Village. Other sites of high elevation within the Neighbourhood Area include, Backbury Hill, 215m (AOD), Broad Grove, 205m (AOD) and Swarden Quarry, 144m (AOD).

Multiple watercourses run through the Neighbourhood Area, creating a distinctive

landscape, however flooding is a significant problem especially in low-lying areas. Flood events are common and have been significant in some cases, causing issues for local residents and threatening heritage features such as Mordiford Bridge.

The major roadway through the Neighbourhood Area is the A438 which travels east west adjacent north of Dormington village. This road connects Hereford to Ledbury and provides access to Wales to the west and Worcester and Gloucester to the east. Within the southern half of the Neighbourhood Area the B4224 connects Mordiford to Hereford. The A438 and B4224 are the only major roads within the Neighbourhood Area. A network of smaller lanes and tracks connect settlements and individual properties across the remaining Neighbourhood Area and provide access into the wider countryside.

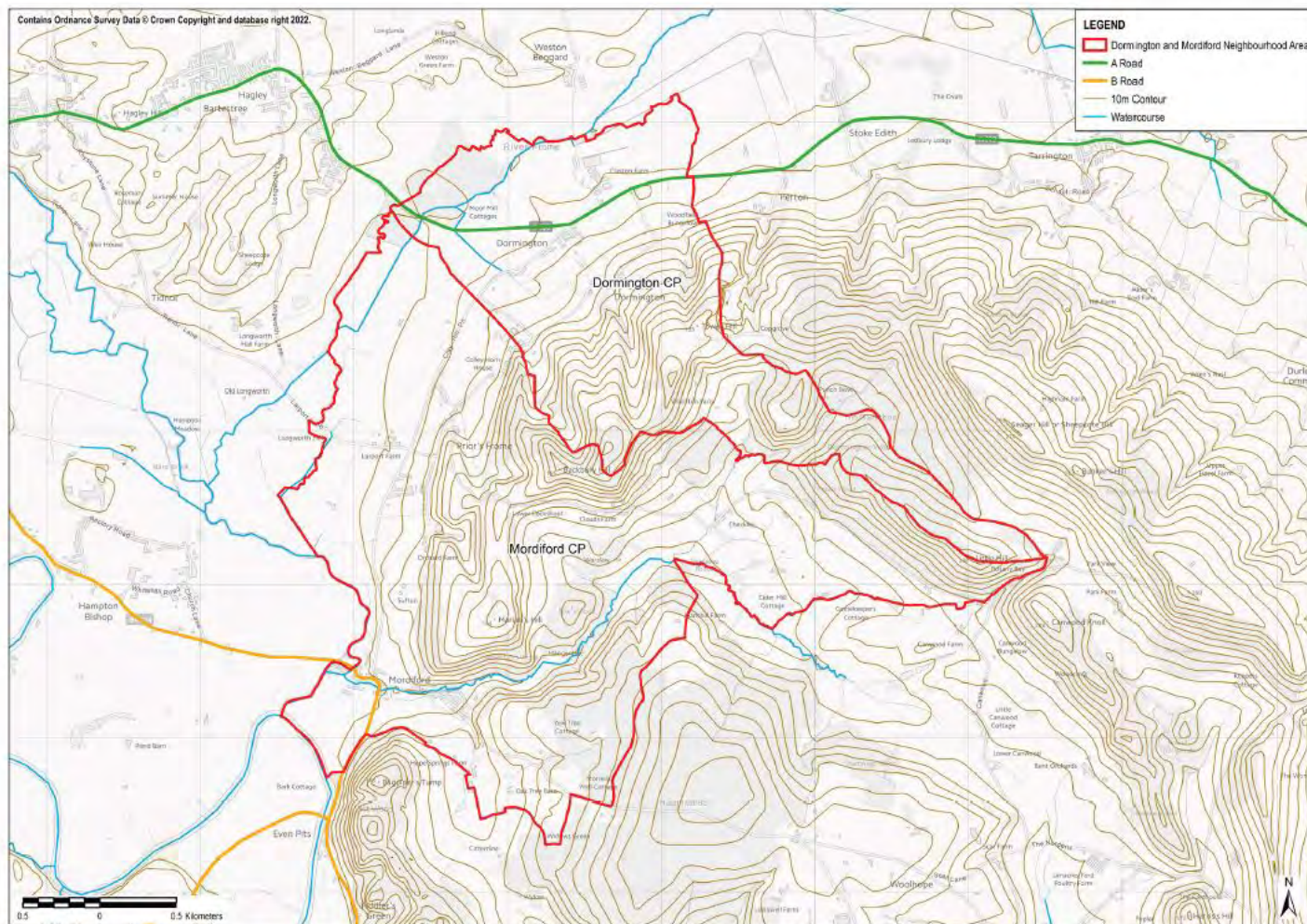
Public transport is limited, bus services are infrequent and restricted. Residents tend to be heavily reliant on car travel for work, shopping and other activities. Those who

do not or cannot drive are dependent on family and friends for transport. The closest railway station is Hereford approximately 7.5 km away.

Several public rights of way (PRoW) provide walking opportunities within and beyond the Neighbourhood Area, including the Wye Valley Walk and a small section of the Three Choirs Way, both of which provide access into the Wye Valley AONB.

Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group





F.1 Figure 01: Map showing the extent of the Dormington and Mordiford Neighbourhood Area.



2.2 Historic Growth

The Neighbourhood Area is steeped in local legend. Stories passed down through generations are locally significant and contribute to the cultural fabric of Herefordshire.

In Mordiford in particular, tales of Dragons roaming the Village and its surrounds have formed a part of its cultural identity for centuries. One story tells of a mighty conflict which ensued along the banks of the River Lugg, which culminated in a winged Dragon being slain by bow and arrow. Upon its death, a memorial to the Dragon mysteriously appeared on the west end of Holyrood Church, immortalising the creature. In another popular tale, a young girl called Maude is said to have befriended an emerald green dragon, with whom she played in the woods and rivers. The story has various endings, with some believing the Dragon still roams the local area, the mist seen rising above Haugh Wood the Dragons breath. Communicated primarily through oral storytelling, the tale was eventually committed to written word in

the 18th Century and today is celebrated in the form of 'The Mordiford Dragon Trail'. The dragon motif is popular throughout the Neighbourhood Area, commemorated in place names, local business logos and architectural detailing.

Settlement of the area can be dated as far back as the Norman period, with evidence of historic settlement still visible within the landscape. The Village of Dormington is named in the Domesday Book of 1086 AD, which surveyed lands under Norman control following the 1066 AD conquest. Mordiford is not mentioned in the Domesday Book, the name instead first appears circa 1230 AD, it is likely that at the time of writing the Village formed part of a neighbouring estate so was not included separately. Mordiford is the site of the oldest surviving bridge in Herefordshire, constructed in 1352, with some of the oldest parts of the bridge still surviving. The bridge continues to provide vital access across the River Lugg connecting the Neighbourhood Area to Hereford.

Two known mills were constructed in

Mordiford during the Norman rule to take advantage of and control the flow of water along local watercourses. Mills situated at strategic points allowed the local community to periodically flood the valley and create fertile irrigated land for a variety of crops. The Rivers were also instrumental for trade, transporting diverse cargos including, timber, cider, malt, wool and corn into and out of the Neighbourhood Area (Ref 12). Only one Mill has survived to present day, remaining operational until 1930's.

The vast woodland cover of the Neighbourhood Area allowed the establishment of a considerable timber trade, aided by the ability to transport the commodity on water via the River network. Other trades of note included limestone quarrying at Scutterdine and agriculture including the production of hops, wheat, beans, fruit, and pasture (Ref 12). Apples and pears were widely grown in orchards and supported the flourishing the cider and perry industry within the county. These industries also benefited from the transportation opportunities provided by the major Rivers.

Today, agriculture is still the dominant industry, however some traditional crops such as hops have declined. Quarrying also remains active within the Neighbourhood Area. Independent businesses of varying types also exist, including The Moon Public House.

A summary of historic settlement events is provided on the following page, 19.



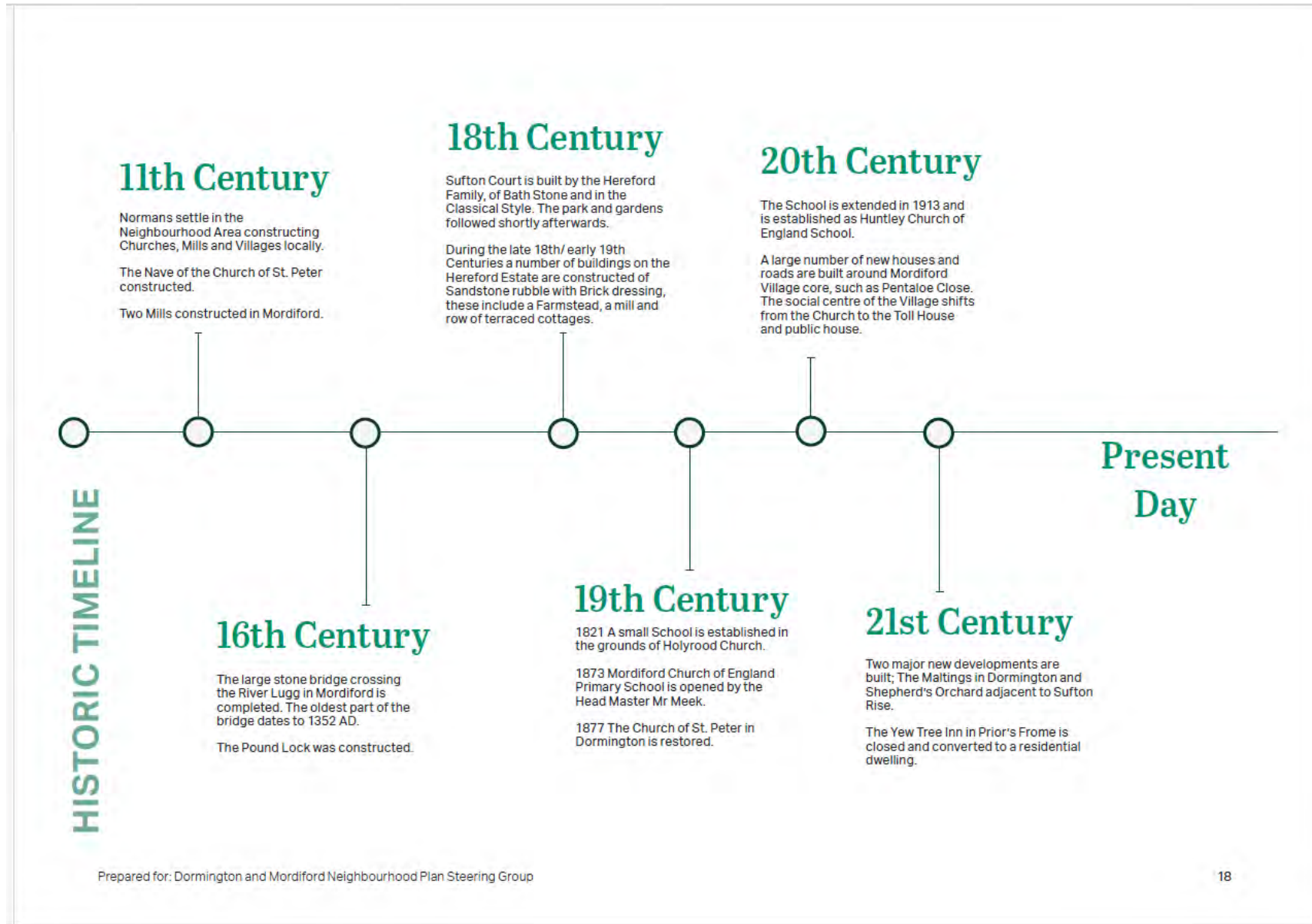
F.2



F.3

Figure 02: Historical Map showing the Village of Dormington in 1929. Source: <https://maps.nls.uk/view/120896755>

Figure 03: Historical Map showing the Village of Mordiford in 1929. Source: <https://maps.nls.uk/view/120897286>



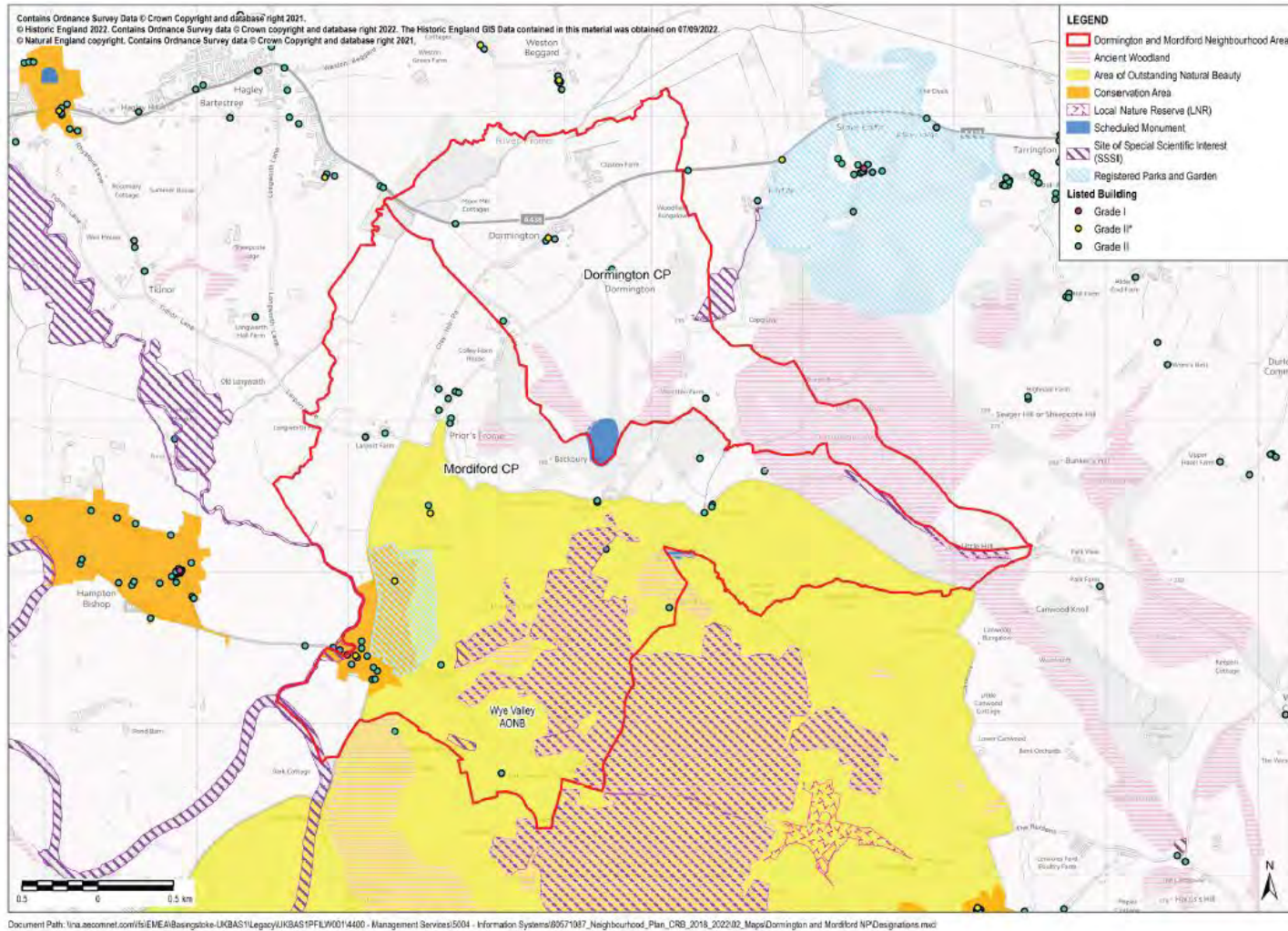
2.3 Landscape, Ecology and Heritage Designations

The Neighbourhood Area supports many features which positively contribute to both biodiversity and historic narrative, refer to Figure 4.

Historical assets mark the passing of time as well as important historical and cultural events of national and local importance.

The Neighbourhood Area supports numerous statutory designations, including:

- The Northern extent of the Wye Valley AONB, a lowland landscape comprising diverse habitats including the River Wye.
- Multiple Ancient Woodland sites, including:
 - Haugh Wood
 - Woodshut's Wood
 - Bear's Wood
 - Limberies Wood
 - Timbridge Wood
 - Dormington Wood
- Multiple Sites of Special Scientific Interest (SSSI) including:
 - River Lugg
 - River Wye
 - Perton Roadside Section and Quarry
 - Scutterdine Quarry
 - Woodshutts Wood
 - Haugh Wood
- Special Areas of Conservation (SACs); the Rivers Wye and Lugg.
- Mordiford Conservation Area, covering the western part of the village.
- Fourteen Grade II and Grade II* Listed buildings, including:
 - Church of St. Peter
 - Church of the Holy Rood,
 - Sufton Court
 - Old Sufton
 - Mordiford Bridge
- Three Scheduled Monuments:
 - Mordiford Bridge
 - Ethelbert's Camp
 - A moated site near Joanshill Farm
 - There are other buildings, structures, and landscapes with no statutory protection which the community considers important and which make a valuable contribution to the Neighbourhood Area's local history. These include:
 - Sufton Court a Registered Park and Garden, which covers a large area of land to the north of the Village of Mordiford and is included within the Mordiford Conservation Area boundary.
 - Nine unlisted buildings are identified as of local interest.
 - Numerous traditional orchards and deciduous woodland sites are included within the Priority Habitat Inventory which describes sites of principal importance.



F.4 | Figure 04: Landscape, Ecology and Heritage Designations.

2.3.1 Ancient Woodland

Ancient Woodlands are of national importance. They are defined as areas of woodland that have persisted since 1600 in England and Wales. Ancient Woodland sites can be ancient semi-natural woodland or plantations planted on Ancient Woodland sites. Ancient Woodlands typically have little urbanisation and therefore have developed unique and complex ecosystems which are deemed irreplaceable. Ancient Woodland areas are distinctive to their local area. They play a vital role in carbon capture, ecosystem health, recreation, health and well-being, history and culture.

Approximately 2.5% of the UK is covered by Ancient Woodland. As such Ancient Woodlands are identified and protected under the NPPF (Ref. 1). This document should be referred to for guidance on building in proximity to Ancient Woodland sites. Ancient Woodland in the Neighbourhood Area is critical to the distinctive character of the place as well as the cultural and historic connection between the community and the landscape.



F.5

Figure 05: Ancient Woodland Haugh Wood, located at the southern extent of the Neighbourhood Area forms part of the Wye Valley AONB. Source: <https://www.forestryengland.uk/haugh-woods>

2.3.2 Rivers and Flood Risk

The main sources of flooding within the Neighbourhood Area are the Rivers Lugg and Frome and the Pentaloe Brook which are all tributaries of the River Wye.

The larger Rivers Lugg and Frome pose the greatest flood risk. Local topography and lack of development within the floodplain allows the major rivers room for expansion however the volume and velocity of water on some occasions is proving detrimental to the ancient Mordiford Bridge.

Surface water flooding tends to be an issue along the Pentaloe Brook. The proximity of residential housing to the watercourse and reduced permeable surfaces causes flash flooding.

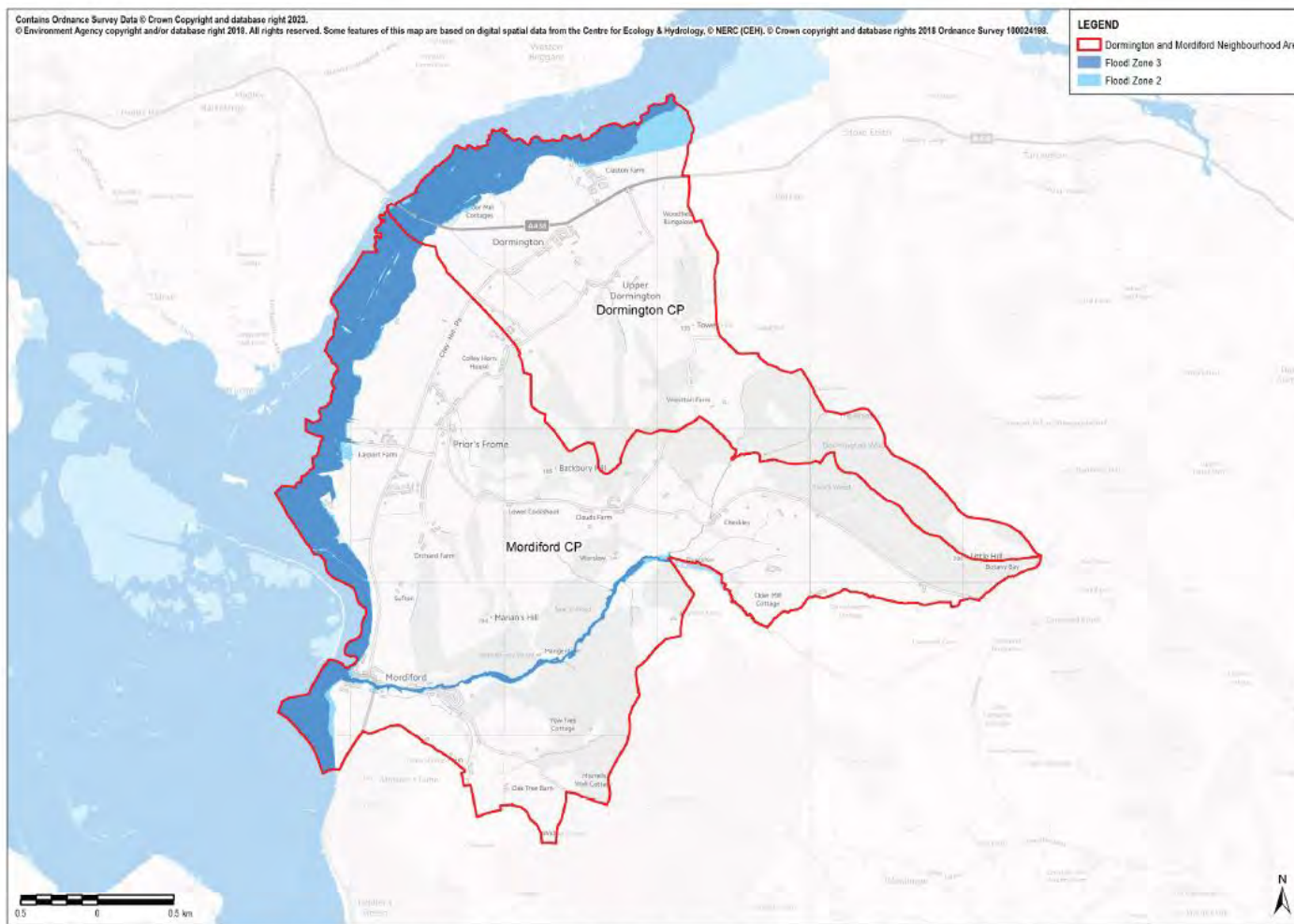
Figure 8, overleaf, shows river flood risk, Flood Zone 2 is defined as land with a 1 - 0.1% annual probability of river flooding and Flood Zone 3 is defined as land with a 1% or greater annual probability of river flooding. Figure 9 shows surface water flooding dark blue represents the greatest surface water flood risk.



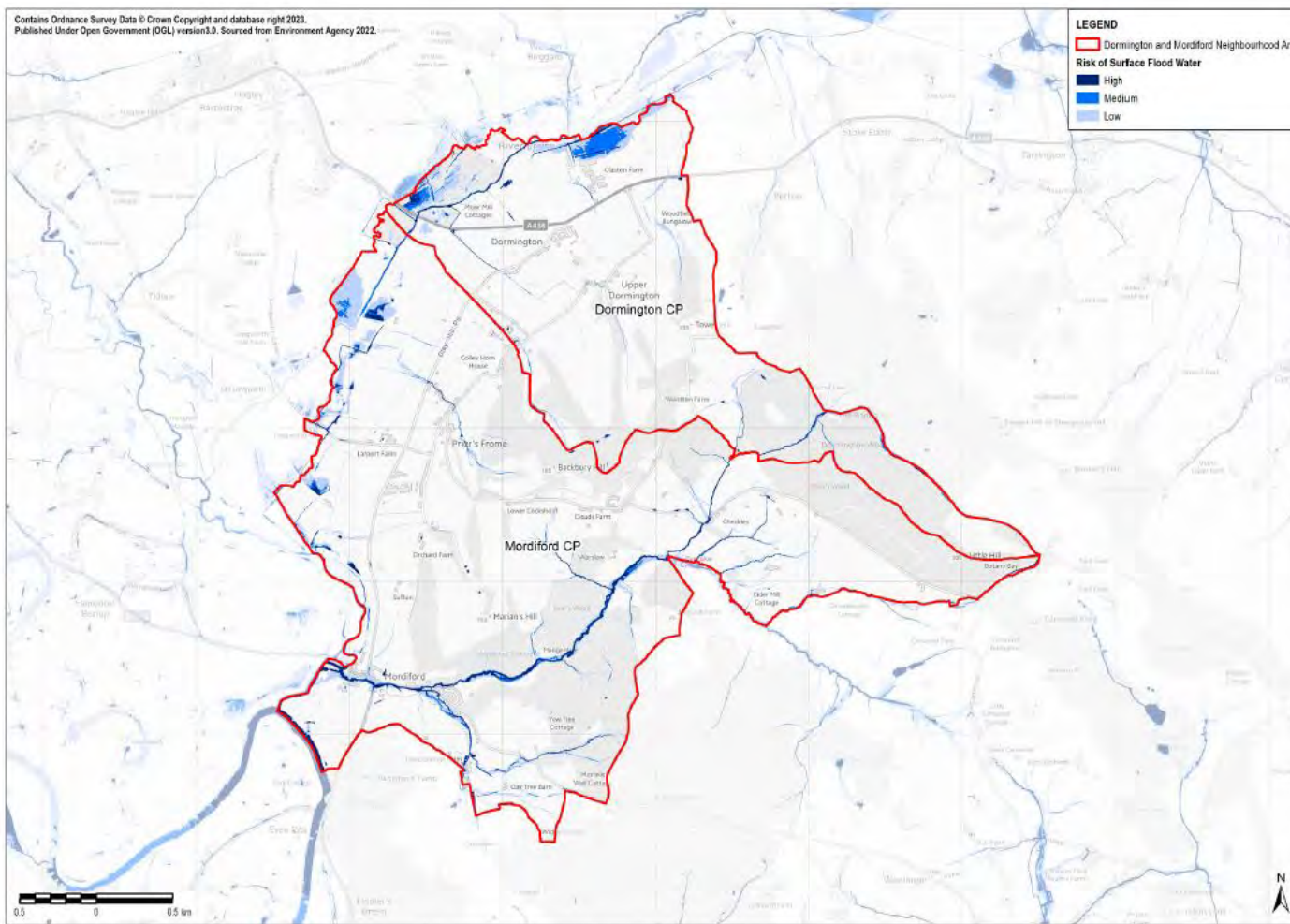
F.6
Figure 06: View north along the River Lugg from Mordiford Bridge.



F.7
Figure 07: View of River Wye from Mordiford



F.8 | Figure 08: Fluvial Flood Risk within the Neighbourhood Area.



F.9 Figure 09: Surface Water Flood Risk within the Neighbourhood Area.

2.4 Consultation

2.4.1 Dormington and Mordiford Community Consultation

The draft Vision containing proposed objectives and key themes for inclusion within the Draft Neighbourhood Plan were submitted for public consultation in April 2022. A questionnaire was circulated to the local population to gather feedback with a total 35 responses.

Several key considerations and strategic issues emerged from the consultation which have informed the preparation of the Design Guide, these are summarised in Table 2. The full vision and objectives questionnaire and public consultation responses are appended to this document.

Table 02: Summary of survey responses.

Questionnaire Summary		
Questions	Response	Additional themes summarised from comments section in the questionnaire
Q1. Do you support the draft vision?	32 people in support	<ul style="list-style-type: none"> Building materials unsympathetic to local historic character. New developments are uncharacteristic of the local area. Estate layouts do not reflect local settlement patterns. Affordable and mixed use housing needed. Any development should be limited in number of dwellings. Protection/ enhancement of wildlife. Sustainable buildings with low carbon footprint and innovative energy systems. Improvements to existing public rights of way. Remote space working/ office or studio facilities to allow for local enterprise. Make of existing facilities such as the School Hall more extensively .
Q2. Do you support the draft objectives?	32 people in support	
Q3. Do you agree with the Key Planning Theme: Natural Environment?	32 people in support	
Q4. Do you agree with the Key Planning Theme: Design: Local character and sustainability?	32 people in support	
Q5. Do you agree with the Key Planning Theme: Meeting local housing needs?	32 people in support	
Q6. Do you agree with the Key Planning Theme: Improving community facilities?	32 people in support	
Q7. Do you agree with the Key Planning Theme: Accessibility and infrastructure and rural enterprise?	32 people in support	

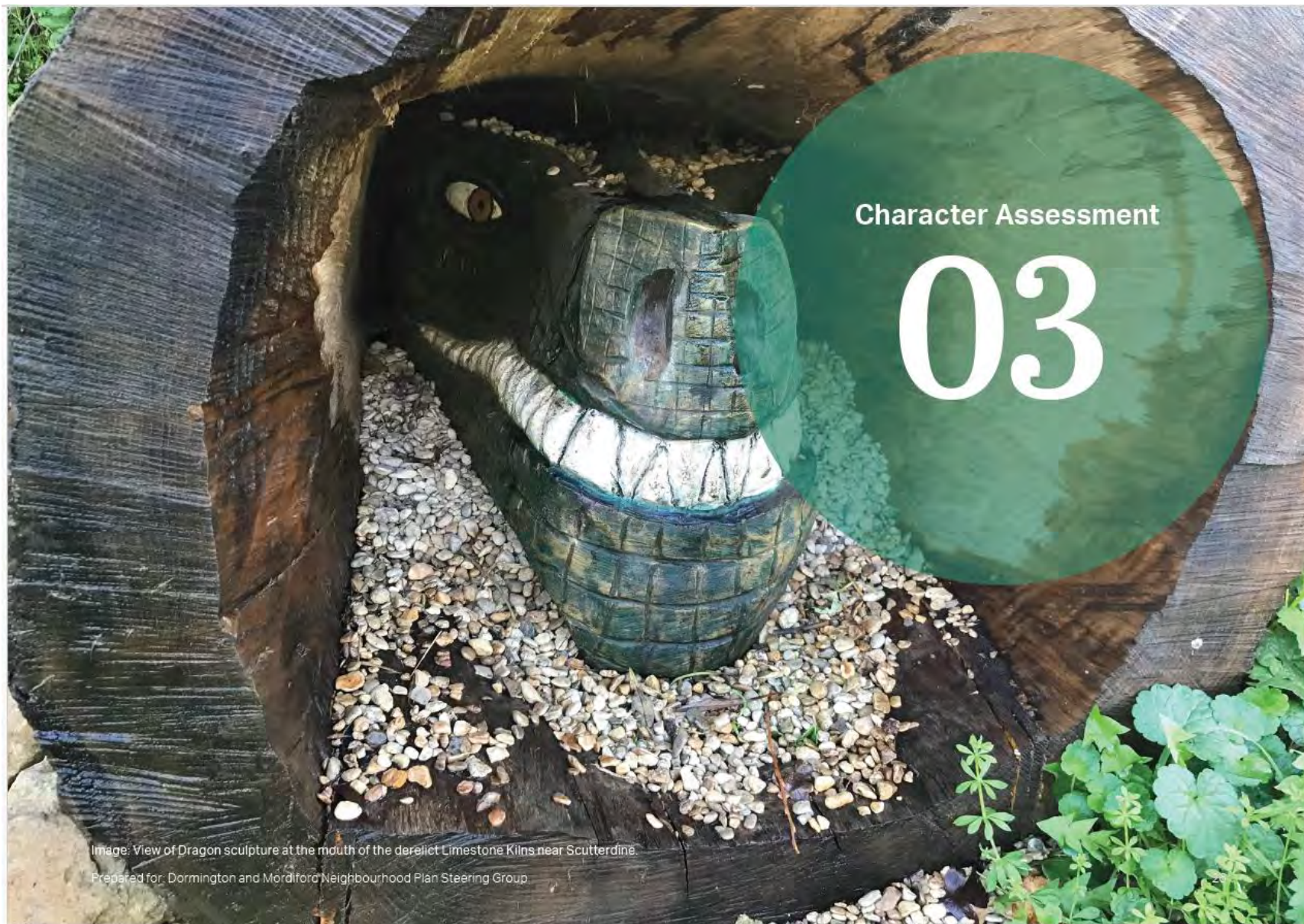


Image: View of Dragon sculpture at the mouth of the derelict Limestone Kilns near Scutterdine.
Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

3. Character Assessment

This section outlines the broad physical, historical, and contextual characteristics of the Neighbourhood Area.

3.1 What is Character Assessment?

Character assessment is a tool for identifying the patterns and individual combinations of features that make a place special and distinctive. It is used to identify recognisable patterns of elements or characteristics that make one place different from another.

This Design Guide focuses on the character of the Dormington and Mordiford Neighbourhood Area. The features introduced in this section are later used to inform Design Guidelines.

3.2 Existing Character Assessments

This report is informed by other studies relevant to the local area as follows:

- National Character Area (NCA) 100 Herefordshire Lowlands
- NCA 104 South Herefordshire and Over Severn
- Herefordshire Landscape Character Assessment

3.3 Character Areas within the Neighbourhood Area

For the purpose of this Design Guide, it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Character Areas (CA). Analysis of published studies, desk-based research, consultation with the DMNPSG and fieldwork has identified seven CAs in total within the Neighbourhood Area.

Character Areas (CA):

CA 01: Mordiford

CA 02: Wye Valley

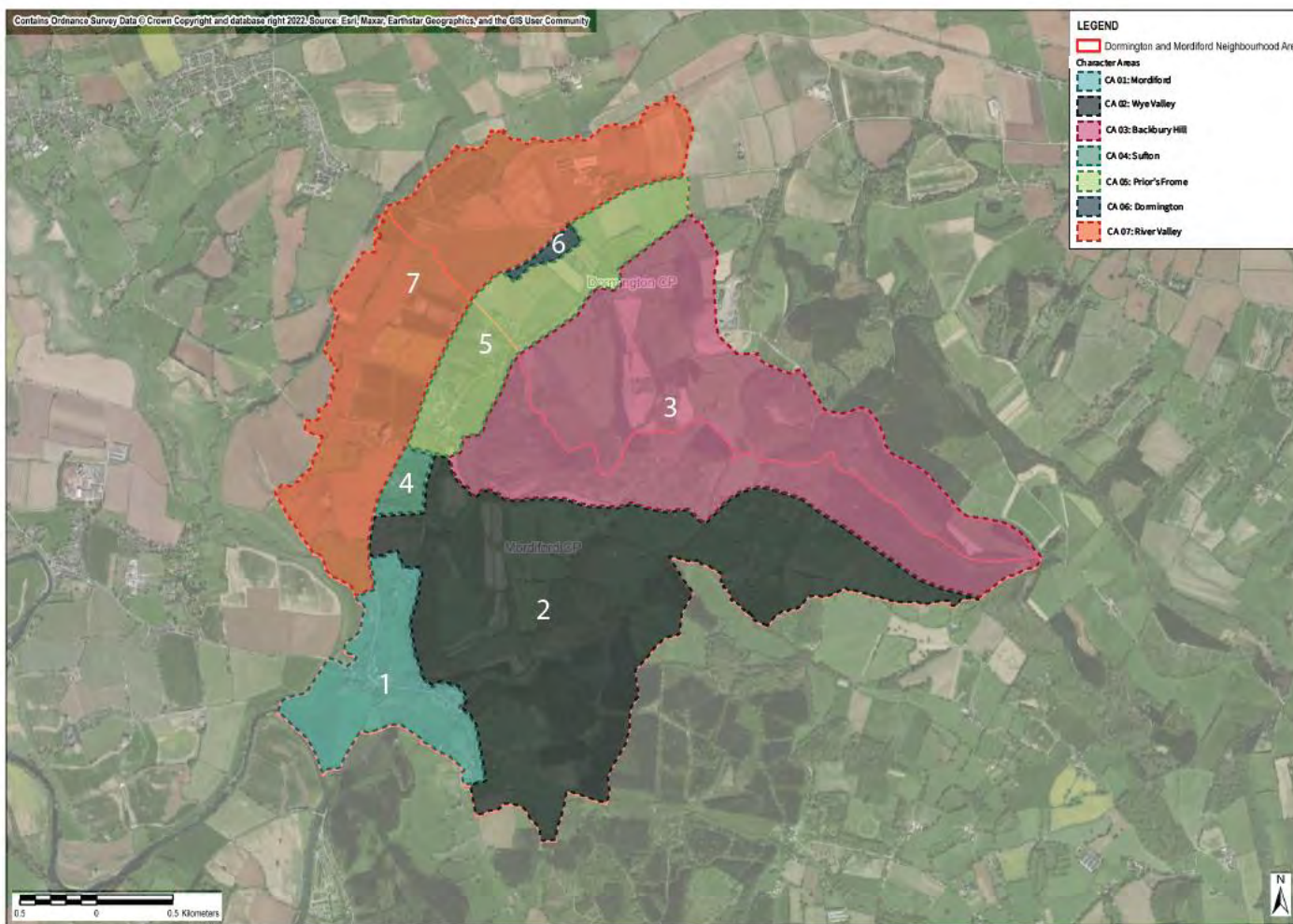
CA 03: Backbury Hill

CA 04: Sufton

CA 05: Prior's Frome

CA 06: Dormington

CA 07: River Valley



F.10 | Figure 10: Character Areas within the Neighbourhood Area.

3.4 Area-Wide Positive Aspects of Character

There are a number of positive aspects common to all character areas within the Neighbourhood Area which should be retained, reinforced and enhanced, refer to Table 3.

3.5 Character Areas

The following pages explore character within each of the identified character areas.

Table 03: Area-wide positive aspects of character.

Area-wide Positive Aspects of Character	
Settlement Pattern & Landform	Settlement pattern is typically linear.
Green Infrastructure & Open Space	Mature trees, woodland including Ancient woodland, hedgerows, grass verges and residential gardens contribute to the green and leafy character of the Neighbourhood Area. Woodland is typically mixed deciduous, some conifer plantations exist however these are being slowly replaced with deciduous planting. The network of PRoWs and tracks and paths connect settlements and provide access to the wider countryside.
Building Typology & Height	Primarily residential buildings or one to two storeys in height.
Architectural Details	Listed buildings and structures, such as Holyrood Church, contribute to the historic character of the Neighbourhood Area. Restored or original black and white timber framed houses are characteristic. Brick and stone are typical construction materials, locally quarried Silurian limestone has a visible grey hue which is characteristic. Forest of Dean stone is typically used as an appropriate replacement material due to the poor durability of limestone in building construction.
Building Line & Boundary Treatment	Properties are typically set back from the road with front gardens and low boundary walls or fences.
Parking and Utilities	The absence of street lighting conserves the rural character. Provision for parking on-plot is characteristic.
Views & Landmarks	Locally important landmarks, both built and natural, provide a sense of history within the Neighbourhood Area.



CA 1 CA 1: Mordiford

Positive Aspects of Character:

- Scattered mature trees, hedgerows and grass verges contribute to the verdant character of CA.
- Buildings occupy generous plots.
- Variety of alignment of built form.
- Historic building materials and architectural designs are characteristic, including stone or brick chimneys and window designs.
- Landmark buildings and features form key reference points and arrival/ gateway features.
- Extensive views across River Lugg Valley.
- Strong boundary treatments including cock and hen walls enclose the road.



F.11
Figure 11: Cottage style property, with large stone and brick chimney and strong stone wall boundary treatment.



F.12
Figure 12: Bungalows within modern 1960's development Pentaloe Close.



F.13
Figure 13: Characteristic window style, found on historic properties within the CA.



F.14
Figure 14: View from Mordiford Bridge towards Mordiford, showing River Lugg and iconic buildings on the approach to the Village.

Table 04: CA 1 Mordiford: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	A low-lying undulating landscape on the eastern banks of the Rivers Lugg and Wye. Settlement follows local roads and watercourses, including the Pentaloë Brook, in a linear pattern which is a sign of the settlements historic past. Additional developments added over time, including the Pentaloë Close estate, are nucleated, breaking with traditional settlement pattern and diluting historic character.
Green Infrastructure & Open Space	Scattered mature trees, hedgerows and grass verges are characteristic across the CA. Medium to large agricultural fields are bordered by well-maintained hedgerows. Multiple PRoW provide recreational opportunity and interconnectivity with other CAs and adjacent landscapes and the Wye Valley AONB which partially covers the CA. Sufton Court Park and Garden and Mordiford Dragon Trail are additional sources of recreational opportunity within the CA.
Building Typology & Height	Building typology is primarily residential, The Moon Inn Public House, Mordiford Church of England Primary School, Holyrood Church and Sufton Court are the exception. Previously commercial buildings, including the Post Office, are no longer operational and either lie vacant or have been converted to residential developments. Typically buildings are one or two storeys, with occasional three storey buildings, such as the Mill adjacent to the Pentaloë Brook. Detached and terrace cottages are prevalent within the Village core, while detached bungalows and houses are prevalent in newer developments.
Architectural Details	Historic building materials and architectural details are characteristic of Mordiford Village. The CA is partially covered by Mordiford Conservation Area which reflects its historical importance; multiple Grade II listed buildings and locally important non-designated heritage assets contribute to the historic character of the CA. Construction materials are typically Welsh stone or Hereford brick with a white render finish and visible timber framing. Large oblong chimneys are characteristic of the CA, historically used as bread ovens they support the local historic character. Three pane window designs, seen on the oldest properties within the Village are also characteristic and endemic to the CA. Other architectural features of note are dormer windows, ornate fascia boards, door canopy's, stone window sills, stone or brick lintels and slate roofs. Newer developments tend to feature visible solar panels and skylights. New development, and additions or building conversions have been achieved with varying levels of success. Some of the newer developments tend to not reflect the architectural details of existing heritage buildings and therefore erode the historic character.
Building Line & Boundary Treatment	Buildings occupy generous plots either set back from the road or hard up against it, typically orientated facing the road. Strong boundary treatments including cock and hen stone walls, hedgerows and hedges provide a sense of enclosure to the property.
Parking and Utilities	Customer parking is available at The Moon Inn Public House and private parking available for the School, public parking is limited. Properties tend to have parking provision on-plot.
Views & Landmarks	Open vistas are prevalent from certain locations along the River valleys. Adjacent Bagpiper's Tump forms a local landmark within the CA due to its distinctive topography and wooded character. Holyrood Church and The Moon Inn are also local landmarks.



CA 2

CA 2: Wye Valley

Positive Aspects of Character:

- Medium to large irregular shaped agricultural fields interspersed by woodland blocks including orchards and Ancient Woodland.
- Limited scattered hamlets and isolated farmsteads are characteristic, accessed via narrow winding lanes.
- Historic materials including Welsh stone and Hereford brick are characteristic.
- Limited lanes or urbanising features support a remote character.
- Long distance landmark views.



F.15
Figure 15: Example of converted farm outbuildings to residential properties.



F.16
Figure 16: A matrix of arable or pasture land and woodland is characteristic.



F.17
Figure 17: View from Swarden Quarry on the edge of the CA out across the River Frome Valley towards the Black Mountains of Wales.

Table 05: CA 2 Wye Valley: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	A diverse undulating landscape of hills, valleys and plains forming part of the Wye Valley AONB designation. Numerous small watercourses, tributaries to the Rivers Lugg and Wye cut valleys through the landscape. The CA contains limited settlement, comprising the hamlet of Checkley and isolated properties and farmsteads are characteristic, accessible via narrow winding lanes.
Green Infrastructure & Open Space	Small to large irregular shaped agricultural fields retain historic patterns, these are interspersed by woodland blocks of varying size and shape including numerous traditional orchards and Ancient Woodland. Fields are typically bounded by tall mature hedgerows and trees which contribute to the verdant character of the CA and provide a sense of enclosure to the lane network. Multiple PRoW, including the Three Choirs Way and tracks create a vast network of recreational opportunities connecting the Neighbourhood Area to the wider landscape and extensive Wye Valley AONB designation. The CA is covered entirely by the Wye Valley AONB designation, which recognises the landscape as outstanding and nationally important. The outstanding beauty of the landscape and its protection under the designation contributes positively to the cultural heritage of the CA, recognisable ancient and locally significant landscape features largely unchanged over time support the historic character of the CA. Additionally several SSSI designations are present within the CA.
Building Typology & Height	Buildings are primarily of residential use and some agricultural use. Building heights range from two to three storeys, one storey lean-to's or agricultural sheds that are attached or separate from the main building. Properties are typically detached.
Architectural Details	Grade II listed buildings and locally important non-designated heritage assets, including characteristic corrugated iron sheds, contribute to the local historic character. Historic materials are prevalent across the CA, construction materials include Welsh stone and Limestone, Hereford brick and visible timber framing, which is a particular characteristic of older properties. White and cream render is popular on properties of all ages. Roofing materials vary, however slate is the most wide spread, other materials of note are iron sheeting which is often used for shed or lean to construction. Large chimneys are characteristic on older properties and have historic significance. Modernisation has been achieved with varying degrees of success, however its impact is minimal and mitigated by surrounding vegetation which maintains the rural character of the CA. Window styles vary, in some cases single glazed windows have been replaced with uPVC alternatives, in general the style and colour of window replacements have been chosen sensitively. Skylights and solar panels are visible on some newer buildings, however can dilute the remote character of the CA due to their distraction in local views and light pollution/ glare impact.
Building Line & Boundary Treatment	Properties are set on generous plots with garages or outbuildings and on-plot parking provision. Strong boundary treatments are characteristic, typically hedgerows, hedges, wooden fencing or stone walls (including cock and hen) these range in height however typically allow views into front gardens, which contribute to the verdant character of the CA.
Parking and Utilities	A limited number of winding narrow lanes or other urbanising features, such as street lighting, supports a remote character. Parking is limited to on-plot and parking on lanes is uncommon due to their width.
Views & Landmarks	Locally important Old Sufton viewpoint overlooks the Black Mountains of Wales in the west of the CA.



CA 3 CA 3: Backbury Hill

Positive Aspects of Character:

- Large arable fields interspersed by large woodland blocks, including Ancient Woodland, provide a distinctly wooded character.
- Limited lanes or urbanising features support a remote character.
- Limited settlement accessed via narrow winding lanes is characteristic.
- Tall hedgerows provide strong enclosure along lanes.
- Multiple PRoWs and tracks provide connections into neighbouring CAs.



F.18
Figure 18: Backbury Hill from Joans Hill. Source: DMNPSG



F.19
Figure 19: Checkley Barn picnic bench with views across Checkley. Source: DMNPSG



F.20
Figure 20: Backbury Hill from Upper Dormington Road. Source: DMNPSG

Table 06: CA 3 Backbury Hill: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	A steeply sloping landscape of rolling hills and valleys. Settlement across the CA is limited, properties are typically scattered along the base of Backbury Hill and around the hamlet of Checkley in a linear pattern loosely following the lane network. Isolated properties and farmsteads are also characteristic, accessible via narrow winding lanes which creates a remote character.
Green Infrastructure & Open Space	Medium to large irregular shaped arable fields are interspersed by numerous woodland blocks of varying size, including Ancient Woodland and traditional orchards. Tall mature hedgerows and trees form field boundaries and a wooded skyline contributes to the distinctly wooded character of the CA. Vegetation and topography creates strong enclosure to the lane network and supports a sense of remoteness. Multiple PRoW and tracks provide extensive recreational opportunity and connection neighbouring CAs and the Wye Valley AONB. Two SSSI designations are present within the CA and provide important biodiversity value.
Building Typology & Height	Buildings are primarily of residential use and some agricultural use, with the exception of Woolhope Checkley Mission Church. Buildings are generally two storeys in height and are generally detached.
Architectural Details	Grade II listed buildings and locally important designated and non-designated heritage assets, including Ethelbert's Camp a Scheduled Monument contribute to the local historic character of the CA. Historic materials are prevalent across the CA, construction materials include Welsh stone and Limestone, Hereford brick and visible timber framing and cladding. White and cream render is popular on properties of all ages. Roofing materials vary, however slate is the most widespread, other materials of note are corrugated iron sheeting which is often used for shed or lean to construction. Large chimneys are characteristic on older properties and have historic significance. Modernisation has been achieved with varying degrees of success, however its impact is minimal and mitigated by surrounding vegetation which maintains the rural character of the CA. Window styles vary, in some cases single glazed windows have been replaced with uPVC alternatives, in general the style and colour of window replacements have been chosen sensitively. Skylights and solar panels are visible on some newer buildings, however can dilute the remote character of the CA due to their distraction in local views and light pollution/ glare impact.
Building Line & Boundary Treatment	Local topography, tall field boundaries and property boundary treatments provide strong enclosure along the lane network. Properties are set on generous plots with garages or outbuildings and on-plot parking provision. Strong boundary treatments are characteristic, typically hedgerows, hedges, wooden fencing or stone walls (including cock and hen) these range in height however typically allow views into front gardens, which contribute to the verdant character of the CA.
Parking and Utilities	A limited number of lanes or other urbanising features support a remote character over the vast proportion of the CA, in contrast a large quarry, Perton Quarry, exists along Perton Lane which disrupts character, however this represents a very small proportion of the overall CA so does not significantly alter character. Street lighting is characteristically absent.
Views & Landmarks	Backbury Hill is a distinctive local landmark within the CA. Medium to long range views are possible from certain locations and reflect the rural and remote character of the CA.



CA 4 CA 4: Sufton

Positive Aspects of Character:

- Properties are typically set back from the road with front gardens and strong boundary treatments.
- Mixed building typologies, including affordable homes.
- Provision of community green infrastructure spaces including allotments and play areas.
- Far reaching views across the River Frome and River Lugg valleys towards Wales.
- On-plot parking is characteristic.



F.21
Figure 21: Semi-detached properties along Sufton Lane.



F.22
Figure 22: Terraced properties within the Sufton Rise estate.



F.23
Figure 23: Detached and semi-detached properties within Shepherd's Orchard estate, reflect the historic materials found elsewhere within the Neighbourhood Area, such as the use of stone and brick.

Table 07: CA 4 Sufton: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	Rising landform from on the eastern side of Dormington Road. Settlement typically comprises two nucleated developments, Shepherds Orchard and Sufton Rise (an ex-council estate) and a string of linear development along Sufton Lane. Properties within the nucleated developments vary in their orientation to the road, either facing, 45 degrees or 90 degrees. In contrast, properties along Sufton Lane are generally oriented facing the road.
Green Infrastructure & Open Space	Large fields of irregular shape abutt existing settlements, these are bounded by low well-maintained hedgerows and scattered mature trees, which creates a sense of openness. The newest development, Shepherds Orchard, is set around a small grassed play area and is edged by community allotment growing space. Adjacent Sufton Rise, incorporates grass verges to provide amenity space, and all settlement incorporates a front garden or flower bed, however amenity grass and box hedges juxtapose native hedgerows in some places. The provision of community spaces and food growing is a positive aspect of character. The CA is covered in its entirety by the Wye Valley AONB designation.
Building Typology & Height	Buildings are typically residential, varying in height from one to two storeys and generally either semi-detached or detached. Occasional examples of older cottages exist, however the majority of construction took place in the 1940's and 50's.
Architectural Details	There are no Grade II listed properties within the CA. Construction material is generally brick, however it does not match the Hereford brick found within neighboring CAs, tending to be of a lighter colour. On older properties construction materials vary including the use of timber, stone and architectural render. The newest development Shepherds Orchard combines a dark red brick with stone of a sympathetic hue which is more in keeping with character within the wider Neighbourhood Area. Roofing materials similarly vary, newest and oldest properties showcase slate tiles while 40's and 50's developments use clay tiles. Windows across the CA are generally uPVC. Porches and small extensions are also prevalent.
Building Line & Boundary Treatment	Properties are typically set back from the road with front gardens and strong varied boundary treatments, including cock and hen stone or brick walls, fences of varying styles and hedges. Boundary treatments are typically low allowing front and back gardens to contribute to the verdant character of the wider landscape, however uncharacteristic taller boundaries have been used in some places. Mature vegetation and overhanging trees particularly along Sufton Lane creates a sense of enclosure in some places.
Parking and Utilities	Parking provision on-plot is characteristic, however additional parking is provided in bays in the Sufton Rise development. Uncharacteristic street lighting is prevalent which contrasts with the wider Neighbourhood Area.
Views & Landmarks	Local topography allows open and extensive views across the River Frome and Lugg valleys towards Wales in the west, however visible pylons in the open valleys create visual distractions. To the east Old Sufton creates a local landmark set on a hill above in a neighbouring CA.



CA 5 CA 5: Prior's Frome

Positive Aspects of Character:

- Properties are typically set back from the road on generous sized plots.
- Strong boundary treatments of stone walls and hedgerows enclose the lane network.
- Narrow winding lanes are characteristic.
- Extensive views across the River Frome and River Lugg valleys towards the Black Mountains in Wales.
- Heritage industries including Orchards and Hop contribute to a historic character.
- On-plot parking is characteristic.



F.24

Figure 24: Detached properties occupy generous plots and varying boundary types. Materials used, including stone and timber, contribute to the historic character of the CA.



F.25

Figure 25: Detached property with associated outbuilding, featuring white render and timber beams. Properties are well spaced on generous plots.



F.26

Figure 26: A new contrasting but complementary construction using materials that allow the building to integrate into the landscape.



F.27

Figure 27: Building styles vary owing to the individuality of the hamlet and sense of history of the CA. Stone or brick window sills and lintels are characteristic.

Table 08: CA 5 Prior's Frome: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	Rising landform from the low-lying River Frome valley with medium to large sized arable fields. The CA is bordered by Dormington Road and A438, due to narrow winding lanes within the CA itself a rural character has been retained. Settlement follows a linear pattern with a close relationship to the lane network. The CA comprises two hamlets; Prior's Frome and Upper Dormington along with scattered individual houses and farmsteads. Generally development has been added through gap infilling or building change of use. Small scale development additions over time has created a sense of individuality and produced a rural character.
Green Infrastructure & Open Space	Arable production, including traditional orchards and hops, mature trees and hedgerows and domestic gardens all contribute to a verdant character within the CA. Traditional industries, orchards and hops, create a sense of history and local distinctiveness. Some small woodland blocks are prevalent but are less common than in neighbouring CAs however the tall nature of orchard and hop crops, and mature vegetation contribute to a wooded character and provides important habitat connectivity. Despite the prevalence of tall vegetation, rising local topography creates an open character. A small grassed common area provides a small recreational space within Prior's Frome, while several PRoW connect the CA to the wider countryside.
Building Typology & Height	Buildings are primarily residential, excepting Prior's Frome Chapel, and are generally two storeys in height, although some bungalows exist. A cottage typology is most common which creates a historic character throughout the CA. Some building change of use has occurred within the CA including The Yew Tree Inn public house converted to a residential dwelling.
Architectural Details	Grade II listed buildings and locally important designated and non-designated heritage assets contribute to the local historic character of the CA. Historic materials are prevalent including Welsh stone, Hereford brick and visible timber framing and cladding. White and cream render is popular as an architectural finish. Roofing materials vary, however slate is the most widespread, other materials of note are corrugated iron sheeting which is often used for roof of shed/lean to construction. Large chimneys are characteristic on older properties and have historic significance. Building conversion or redevelopment has taken place within the CA and generally is in keeping or sympathetic to local character and context, using similar or complementary materials to those existing. Window styles include traditional sash and casement designs and dormer windows are common. In some instances windows have been replaced with uPVC alternatives, large panes used newer developments or conversions in some instances erode the rural character. Stone or brick window sills and lintels and door canopies are characteristic.
Building Line & Boundary Treatment	Properties vary in their relationship and orientation to the lane, however are typically set on generous sized plots with strong boundary treatments. These include cock and hen stone walls, brick walls, hedges or post and rail fencing, in some instances solid timber fence panels have been used which is uncharacteristic of the CA. Intervisibility between the lane network and adjacent front or rear gardens is characteristic. Grass verges further contribute to the overall verdant character in some places and hedgerows provide enclosure to the lane network.
Parking and Utilities	Parking provision on-plot is characteristic, additional parking spaces are adjacent to the common area in Prior's Frome. Visible tall pylon infrastructure along Dormington Road erodes the rural character in some places. Street lighting is characteristically absent.
Views & Landmarks	Landscape topography allows long range views south, west and north from certain locations, wooded hills of neighbouring CAs west provide a wooded backdrop to the CA and limit views in that direction.



CA 6 CA 6: Dormington

Positive Aspects of Character:

- Development is characteristically limited to the eastern side of Dormington Road.
- Boundary treatments of varying styles are characteristic, these are typically low-level allowing domestic gardens to contribute to the verdant character of the LLCA.
- Open views along the low-lying River Frome valley creates a sense of openness.
- On-plot parking is characteristic.



F.28
Figure 28: Dormington aerial image. Source: DMNPSG



F.29
Figure 29: Dormington House, oriented facing the road on a generous plot size and strong brick wall boundary, adjacent to grass verge and pavement.



F.30
Figure 30: View south along Dormington Road.



F.31
Figure 31: New development, The Maltings, is uncharacteristic of existing settlement pattern or architectural style.

Table 09: CA 6 Dormington: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	Development is characteristically limited to the eastern side of Dormington Road. The CA is influenced by the major A438 along its northern edge. Settlement is clustered about St. Peter's Church which forms a historic core, part of the village following a linear settlement pattern while the new development, The Maltings, has a nucleated design which contradicts the chiefly linear pattern of the wider Neighbourhood Area.
Green Infrastructure & Open Space	The CA comprises mature trees and hedgerows and small paddock space, grass verges are characteristic and contribute to the visual amenity of the village. New development, The Maltings, is set around a small grassed common area, and uses amenity grass to soften the impact of the development. Large front gardens and open vistas across the Frome valley positively contribute to a verdant character within the CA. St. Peter's Churchyard and PRow provide recreational opportunities and a pavement along Dormington Road provides accessibility within the village.
Building Typology & Height	Buildings vary in height, from one to three storey's, the largest buildings being some of the oldest including St. Peter's Church, Dormington Court and Dormington House. The imposing nature of these buildings adds to the historic value they bring to the village. Properties are generally residential and typically detached, however a row of terraced properties exist away from the village core.
Architectural Details	Grade II listed buildings and locally important designated and non-designated heritage assets create a historic core. Construction materials vary including, brick, stone and timber. White or cream architectural render is popular on old and new buildings alike. Other architectural details of note include dormer windows, door canopys, skylights. Modern uncharacteristic development erodes the historic character of the Village core, including Dormington Court and St. Peter's Church.
Building Line & Boundary Treatment	Properties are typically set back from the road with front gardens. Buildings are generally well spaced, however The Maltings, despite the provision of front gardens is much more densely settled than the remainder of the village. Boundary treatments of varying styles are characteristic, including hedges, picket fencing and brick or stone walls, often with railings. Boundaries are typically low-level and permeable allowing domestic gardens to contribute to the verdant character of the CA. In some instances, tall non permeable styles have been used which is uncharacteristic. Parking provision on-plot parking is characteristic, often garages are common.
Parking and Utilities	Parking provision on-plot and the absence of street lighting is characteristic. Visible tall pylon infrastructure along Dormington Road erodes the rural character in some places.
Views & Landmarks	Open vistas along the low-lying River Frome valley creates a sense of openness. St. Peter's Church and Dormington Court are local landmarks within the CA and contribute to the sense of history.



CA 7 CA 7: River Valley

Positive Aspects of Character:

- Limited settlement comprising large, isolated farmsteads.
- Medium to large fields of mixed-use including orchard planting with well-maintained hedgerows.
- Extensive views across the low-lying landscape create a sense of openness, impeded by visually disrupting features including power lines.



F.32

Figure 32: View across to Claston Farm from the A438.



F.33

Figure 33: View of the River Lugg from Mordiford Bridge, showing an open low-lying landscape.



F.34

Figure 34: Aerial view of Claston Farm looking east along the A438. Source: DJ Audit https://www.google.com/maps/@52.0630336,-2.6069283,3a,75y,218.38h,69.32t/data=!3m8!1e1!3m6!1sAF1QipM77cCXPsvVEC70NfW6SqH_xoCUyrCE7hVBHRqTul2e10!3e1!1!6shttps:%2F%2Fih5.googleusercontent.com%2Fp%2FAF1QipM77cCXPsvVEC70NfW6SqH_xoCUyrCE7hVBHRqTu%3Dw203-h100-k-no-pi0-ya86.13762-ro0-fo100!7!8192!8i4096

Table 10: CA 7 River Valley: Character Area Specific Aspects of Character.

Character Area Specific Aspects of Character	
Settlement Pattern & Landform	A low-lying landscape comprising the River Lugg and River Frome valley. The CA has limited settlement, few scattered farmsteads and residential properties of varying size exist within the valley. The A438, Clay Hill substation and associated infrastructure such as pylons compromise the otherwise rural and open character of the CA.
Green Infrastructure & Open Space	The waterways cut their path through medium to large fields of mixed-use agricultural, including orchard planting, bounded by well-maintained hedgerows. Few woodland blocks exist and the CA contains no landscape designations. There is a distinctly open character with long range views, the wooded hills of the wider Neighbourhood Area form a backdrop to the east.
Building Typology & Height	Buildings are either residential or commercial and vary in height, commercial or industrial buildings tending to have a greater height and mass. Buildings are either detached or semi detached, typically large farmhouses, two 1950's properties sited at the entrance to Claston Farm are uncharacteristic of the CA.
Architectural Details	Few Grade II listed buildings exist within the CA, typically these are old farmhouses or outbuildings including Larport Farm which has distinctive mill turrets which are a distinctive feature in the landscape particularly from Dormington Road. Construction materials are generally stone brick, Hereford brick is typical on older properties, brick is used for the two 1950's properties at the entrance to Claston Farm, however the colour is uncharacteristic of the CA and wider Neighbourhood Area. The Clay Hill Pit substation and associated infrastructure also uses uncharacteristic construction materials, which are highly visible within the landscape due to their colour and reflectivity. Roofing materials are typically slate or clay tile, corrugated iron sheeting is popular for agricultural buildings and lean to/ shed construction. Atop the mill turrets at Larport Farm distinctive white caps sit on top of cylindrical slate tiled roofs. Other characteristic features of the CA include; dormer windows, bricks or stone window sills and lintels and door canopies.
Building Line & Boundary Treatment	Properties are typically scattered farmsteads generally set back from the road on generous plots. Boundary treatments vary, typically stone or brick walls or hedges. Field and property boundaries provide enclosure to the road network.
Parking and Utilities	Pylons are highly visible within the landscape due to a lack of other vertical features and the low elevation of the CA. Street lighting is characteristically absent throughout and parking provision on-plot is characteristic.
Views & Landmarks	Extensive views across the low-lying landscape provides a sense of openness. Views to the valley landscape are compromised by visually disrupting pylons. .



4. Design Guidelines

This section provides design guidelines which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.

4.1 Introduction

The guidelines in this section should be applied as a starting point to all new development in the Neighbourhood Area. These parameters advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help in assessing design quality and appropriateness in new development proposals. Images have been used to reflect good examples of local design quality. Note that the guidelines suggested in this section are specific to Dormington and

Mordiford and act as an extension rather than a repetition of existing guidance, such as the National Model Design Code Part 2 (Ref. 4) and National Design Guide (Ref. 6) and, should be read in conjunction with those reports to ensure good design.

The design guidelines are set out as 'Area-wide Design Principles' and 'Character Area Specific Design Principles' to ensure guidelines are adaptable to the unique characteristics of the Neighbourhood Area. Area-wide principles apply to the entire Neighbourhood Area, whilst Character- Area specific guidelines apply to identified character areas.

Specific design guidelines for future development can be found in highlighted boxes throughout this section.

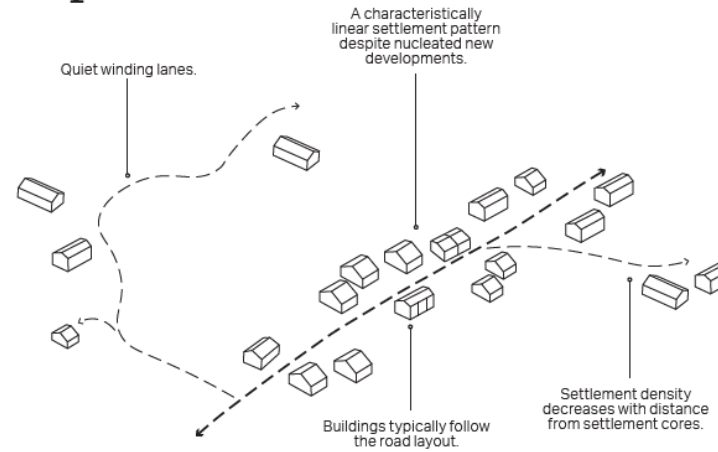
Table 11: General Design Guidance.

General Design Considerations	
Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.	Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
Avoid uniformity of design styles and layouts, which erode rural character.	Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.
Reflect, respect and reinforce local architecture and historic distinctiveness.	Sensitively integrate energy efficient technologies within the scheme at the start of the design process.
Relate well to local topography and landscape features, including long-distance views.	Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.
Reinforce or enhance the established character of streets and other spaces.	Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other, to provide a safe, attractive and cohesive environment.
Retain and incorporate important existing landscape and built form features into the development.	Respect surrounding buildings in terms of scale, height, form and massing.
Integrate with existing paths, streets, circulation networks and patterns of activity.	Adopt contextually appropriate materials and details.
Provide adequate open space for the development in terms of both quantity and quality.	

Design Guideline 01: Pattern of Development

Area-Wide Design Principles

- a. Development should maintain distinctiveness and manage the impacts of development on existing settlements;
- b. Development should adopt the enclosure and density characteristics demonstrated of the surrounding context or evolve the design to create spatial placemaking improvements;
- c. Development should be designed with permeability, new roads should provide strategic function to users;
- d. Development should provide space to design-in non-vehicular permeable access such as pavements and access tracks which connect to existing PRowS or other active travel assets to increase recreational opportunities;
- e. Development proposals should consider the character and appearance of the CA within which it is proposed, with particular regard to the listed structures;
- f. Provision for on-plot parking should be included in design proposals.
- g. An understanding of the landscape scale will help to determine the scale of the proposed development and what would be appropriate in the context of the scale of the landscape within which it is situated. The scale of the landscape can vary greatly depending on the extent and nature of the views. This may range from wide panoramas in one area to framed views in another.



F.35
Figure 35: Design Code showing development pattern within the Neighbourhood Area.

Design Guideline

Design Criteria: Pattern of Development

Consider the appropriate density, materials, layout, and overall character when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

Table 12: Character Area Specific Design Principles

Character Area Specific Design Principles

CA 1: Mordiford

New development should respect the characteristic linear settlement pattern. Housing typologies should be mixed and include short terraced rows (of max. 5 houses), mono-typology developments should be resisted. Settlement density is typically low, therefore buildings should be well spaced on generous sized plots with the provision of front and back gardens.



An example of mixed-use development; a short row of terrace housing. The properties provide more affordable housing options and allow for a greater demographic spread within the CA as well as incorporating attractive historic building styles, scale, and materials.

CA 2: Wye Valley & CA 3: Backbury Hill

New development should respect the characteristic linear settlement pattern. Building density is characteristically very low, the number of new dwellings should be tightly controlled; more than three properties together should be resisted. Buildings should be well spaced and occupy generous plots, landscape gaps should be preserved to retain the rural character and views within and beyond the CA. Mono-typology developments should be resisted.



Scattered development set within a landscape dominated by woodland, arable and pasture land retains a rural character. Generous building plots maintain low dwelling density.

CA 4: Sufton

Settlement pattern varies. Housing typologies should be mixed and include short terraced rows (of max. 5 houses), mono-typology developments should be resisted. Appropriately proportional plot sizes should allow for provision of front and back gardens. Landscape gaps should be retained to ensure good separation between neighbouring settlements. Inclusion of green infrastructure within development designs is a positive characteristic. Infill development which removes or reduces recreational benefits should be resisted.



Mixed housing typologies are a positive aspect of character. Provision of front and back gardens proportional to the size of dwelling is important in retaining appropriate dwelling densities. Pavements and grass verges and provision of green infrastructure contribute to a low dwelling density.

Character Area Specific Design Principles

CA 5: Prior's Frome

New development should respect the characteristic linear settlement pattern. Building density is characteristically low, more than two properties together should be resisted. Buildings should be well spaced and occupy generous plots, landscape gaps should be preserved to retain the rural character and views within and beyond the CA. Mono-typology developments should be resisted.



Development is characteristically set back from the road and occupies generous plots. Generous gaps between properties maintains the rural character of the CA. Variation in the relationship of dwellings to the lane enhances the sense of history.

CA 6: Dormington

New development should respect the characteristic linear settlement pattern. Housing typologies should be mixed and include short terraced rows (of max. 5 houses), mono-typology developments should be resisted. Settlement density is typically low, therefore buildings should be well spaced on generous sized plots with the provision of front and back gardens. Property frontages should orient towards the streetscape. Development on the west of Dormington Road should be resisted.



New development The Maltings is uncharacteristic of existing development due to its nucleated form which is in contrast to the linear development pattern of the rest of the Village.

CA 7: River Valley

Building density is characteristically very low, the number of new dwellings should be tightly controlled; more than two properties together should be resisted. Buildings should be well spaced and occupy generous plots, landscape gaps should be preserved to retain open views within the valley landscape. Mass of buildings should be considered to integrate properties into the landscape. Mono-typology developments should be resisted. New development should use existing lanes or roads to preserve character. Where development cannot be integrated appropriately into the landscape context or causes distraction within views of the valley it should be resisted.

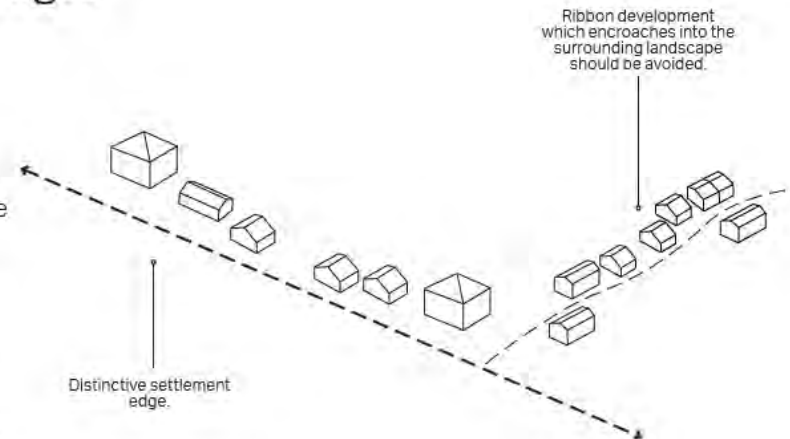


A large substation which lies adjacent to Dormington Road is an example of a distracting feature within the flat open valley landscape. New development must be resisted unless suitably integrated into the landscape.

Design Guideline 02: Settlement Edges

Area-Wide Design Principles

- a. New development should be sensitive to the surrounding landscape. Inappropriate ribbon development away from the principal settlement should be avoided where it has an adverse impact on landscape character.
- b. Landscape gaps between settlements should be retained to retain the distinctiveness of each settlement and avoid coalescence.
- c. Development should not be proposed which breaches a distinctive settlement edge.
- d. Properties should be buffered with dense vegetation belts that help mitigate the visual impact from any new developments.
- e. Green corridors are recommended so as to integrate the new development as well as providing additional pedestrian links.



F.36
Figure 36: Design Code showing settlement edge within the Neighbourhood Area.

Design Guideline

Design Criteria: Settlement Edges

New developments should avoid coalescence with neighbouring settlements or altering the character of the surrounding landscape.

Design Guideline 03: Green Infrastructure & Open Space

Area-Wide Design Principles

- a. Green and blue infrastructure should be retained and enhanced with new tree planting where appropriate to integrate new buildings within the landscape character.
- b. Ancient Woodlands and Forest contribute to the character of the Neighbourhood Area. These should be retained and enhanced to ensure their long-term survival. Development that proposes to remove or encroach on woodland or ancient woodland should be resisted.
- c. Contribution and enhancement of vegetation is encouraged where appropriate to local character however care should be taken as to species choice. Planting on and around new developments should use locally characteristic species which will integrate seamlessly with existing vegetation.
- d. Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality, diverse and resilient long-term habitats.
- e. New development should respect, retain and enhance PRoWs and open spaces. New development which seeks to remove or divert PRoWs or limit access to public open space should be resisted.
- f. Vegetation should not be used to alter existing views or be a means of disguising uncharacteristic design choices.



F.37
Figure 37: Design Code showing green infrastructure within the Neighbourhood Area.

Design Guideline

Design Criteria: Green Infrastructure & Open Space

Conserve and enhance existing green infrastructure where possible. Aim to provide public open spaces and biodiversity net gain within the new development.

Table 13: Character Area Specific Design Principles.

Character Area Specific Design Principles

CA 1: Mordiford

Development should incorporate a combination of garden frontages and green infrastructure to soften the street scene. Soft landscaping should be incorporated within the design of new development to contribute to the leafy green character of the CA. Development which will replace or encroach on heritage orchards should be resisted.



Mordiford Village Green, provides a public open space at the heart of the Village, providing space to sit and relax as well as being incorporated within the Mordiford Dragon Trail.

CA 2: Wye Valley & CA 3: Backbury Hill

Development should be well integrated into the surrounding landscape through the use of soft landscaping, including tree planting. The wooded character of the CA should be retained and enhanced with the use of native tree and plant species and the retention of hedgerow boundaries. Mature vegetation should be retained and protected.



The dominant woodland typology and provision of numerous PRoWs creates a diverse walk-able network. New developments should enhance connections to existing green infrastructure.

CA 4: Sufton

Development should incorporate a combination of garden frontages and green infrastructure to soften the street scene. New development which reduces or restricts access or provision of green infrastructure should be resisted. Positive contributions to green infrastructure, including allotments and communal play space should be retained. Soft landscaping, including the provision of grass verges, should be incorporated within the design of new development to contribute to the leafy green character of the CA. Development should be integrated into the landscape using native planting mix to retain local character.



Allotment space to the rear of properties along Sufton Rise contributes to the green infrastructure provision of the CA.

Character Area Specific Design Principles

CA 5: Prior's Frome

Development should incorporate a combination of garden frontages and green infrastructure to soften the street scene. Gardens positively contribute to the streetscape and should retain a degree of visibility. Soft landscaping should be incorporated within the design of new development to contribute to the leafy green character of the CA. Mature vegetation should be retained and protected. Development which will replace or encroach on heritage orchards should be resisted.



Generous plot sizes and landscape gaps between properties create a leafy green character across the CA. Grass verges contribute to a rural character and should be retained.

CA 6: Dormington

Development should incorporate a combination of garden frontages and green infrastructure to soften the street scene. New development which reduces or restricts access or provision of green infrastructure should be resisted. Gardens positively contribute to the streetscape and should retain a degree of visibility. Soft landscaping, including the provision of grass verges, should be incorporated within the design of new development to contribute to the leafy green character of the CA. Development should be integrated into the landscape using native planting mix to retain local character.



Grass verges, hedgerows and mature trees contribute to the leafy character of the CA. New development should incorporate grass verges within development designs and seek to retain mature vegetation to retain character.

CA 7: River Valley

Soft landscaping should be incorporated within the design of new development to soften or reduce its visibility within the landscape. Development should be integrated into the landscape using native planting mix to retain local character. Using tree planting to screen development is unacceptable, rather the mass and siting of buildings should be used to reduce its visibility.



The open character of the CA reflects a lack of vertical landscape elements in comparison with the wider Neighbourhood Area. Development proposed in this location should be appropriately softened using native vegetation however tree planting to screen development should be avoided where it erodes the open character of the CA.

Design Guideline 04: Access & Movement

Area-Wide Design Principles

- a. Vegetation along lane networks provides a strong sense of enclosure. New development should retain and enhance lane edge vegetation to provide continuous green connectivity.
- b. A minimum 7.5 metre wide corridor should be maintained adjacent to retained green assets to act as green links within the Neighbourhood Area.
- c. PRoWs should be retained and enhanced to provide successful integration into the new and existing development.
- d. New development should connect to existing PRoW to increase the walkable network within the Neighbourhood Area.
- e. Where possible between newly developed areas provide attractive footpaths, in order to provide good levels of connectivity and promote walking and cycling.
- f. Green and blue spaces should be linked to help to create a green network and promote biodiversity. Current green links should be connected to proposed.
- g. Increase public awareness of the green network by providing strategically placed signposts. These signposts should respect the historic character of the neighbourhood.



F.38

Figure 38: Green links for pedestrians and wildlife should be maintained and enhanced to improve the walkable network and recreational value within the Neighbourhood Area.

Design Guideline

Design Criteria: Access & Movement

Developments should enhance and retain walk-able connections between settlements to increase the recreational capacity of the Neighbourhood Area.

Design Guideline 05: Building Typology

Area-Wide Design Principles

- a. New development should respond to the type, scale and form of existing buildings in the CA within which it sits. Consideration should also be given to buildings immediately adjacent however, adjacent buildings may not be characteristic and therefore character of the overall CA should be considered.
- b. Development height should relate to adjacent existing buildings, even if the predominant height of buildings in the CA is generally higher.
- c. Development should comprise mixed building typologies allowing housing provision for a wide demographic and budget, including affordable homes.
- d. Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate commercial opportunities should be explored to support local needs and businesses.
- e. Development is typically one or two storey residential dwellings. New development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.
- f. Development should avoid disruption of, or competition with important skylines.



Figure 39: Positive examples of building typology within the Neighbourhood Area.

Design Guideline

Design Criteria: Building Typology

Consider building heights, architectural style, and scale of new developments to ensure its appropriateness to the Neighbourhood Area setting.

Table 14: Character Area Specific Building Typology

Character Area	Building Height	Type	Building Use
CA 01: Mordiford	1 - 2 Storey, occasional 2.5 or 3 storey properties	Mixed typology but predominantly detached properties	Residential
CA 02: Wye Valley	2 Storey, agricultural buildings exceed 2 storeys and vary in height.	Detached	Residential & Agricultural
CA 03: Backbury Hill	2 Storey, agricultural buildings exceed 2 storeys and vary in height.	Detached	Residential & Agricultural
CA 04: Sufton	1 - 2 Storey	Semi-detached or terrace occasional detached properties	Residential
CA 05: Prior's Frome	2 Storey, agricultural buildings exceed 2 storeys and vary in height.	Detached	Residential & Agricultural
CA 06: Dormington	2 - 3 Storey	Detached/ Semi Detached/Terraced	Residential
CA 07: River Valley	2 Storey, agricultural buildings exceed 2 storeys and vary in height.	Detached/ Terraced	Residential & Agricultural

Design Guideline 06: Architectural Details and Materials

Area-Wide Design Principles

- a. Development should use similar or complementary design language, materials and detailing should reflect other buildings in the CA within which it sits to integrate with the surrounding area.
- b. Listed buildings and structures and their settings should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the location and design of new buildings.
- c. Innovative, sustainable, and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their colour, form, scale and massing.
- d. Windows in new buildings should reflect the size, form and level of detailing of those existing. Adjacent properties may not exhibit windows representative of the CA or appropriate for the local context therefore consideration of the wider character is necessary.
- e. Extensions should be appropriate in terms of mass and scale with appropriate integration with the original building. Design details and materials including should also respond to or complement the original building.
- f. Conversions of existing buildings, or construction of new buildings within the setting of existing buildings should reflect the form, scale and massing of the original building(s) and should utilise materials that reflect or complement those found in the CA within which it sits or appropriate sustainable alternatives. Additionally historical features denoting their industrial or cultural past should be retained and restored as these positively contribute to the historic character.
- g. The use of render to the outside of buildings is common however should use appropriate muted colour palette to retain local character, see Design Code 6 for more details.
- h. Roofing materials are mixed however Slate tiles are characteristic and support the local historic character therefore development should use Slate tiles within design proposals.
- i. Seek to avoid the use of surfaces that highly reflect light and draw the eye by giving rise to glare since these are visually jarring, especially from elevated viewpoints.
- j. Solar panels and skylights can also result in glare and distracting reflection, even small surface areas can result in adverse visual effects from long distance viewpoints. Consider selecting solar panels without contrasting edge finishes and that match the tonality of the roof. Also consider the use of matt meshes over rooflights to reduce glare.



F.40



F.41



F.42



F.43



F.44



F.45



F.46

Figure 40: Modernisation of outbuilding, featuring muted colour double glazing.

Figure 41: Cottage with characteristic chimney style.

Figure 42: Characteristic window style in Mordiford.

Figure 43: Characteristic Cock and hen stone wall.

Figure 44: Corrugated iron sheeting used as construction and roofing material.

Figure 45: Unsympathetic extension, Mordiford.

Figure 46: Post box inset into stone boundary wall, Prior's Frome.

Figure 47: Small porch on cottage style property.

Figure 48: Solar panels feature on some properties.

Figure 49: Small dormer windows are characteristic.



F.47



F.48



F.49

Character Area Specific Design Principles

CA 1: Mordiford

New development must demonstrate design lineage derived from cottage and farmhouse vernacular character. Scale and massing of new development should be consistent with existing buildings to not overwhelm the conservation area. Upgrades to existing buildings should be undertaken sensitively, for example windows must be replaced like for like in terms of style where they are characteristic of the area.



Some examples of characterful details include small dormer windows, three pane window designs, pitched roof porches or door canopies, stone and brick chimney stacks, timber frame detailing and slate roofs.

CA 2: Wye Valley & CA 3: Backbury Hill

New development must demonstrate design lineage derived from cottage and farmhouse vernacular character. Scale and massing of new development must of key consideration to reduce the impact on buildings within the landscape. The use of solar panels is encouraged however these should blend in with roofing materials and not be visible from the streetscape. Skylight windows should be resisted to maintain the characteristic dark skies.



Buildings must be reflective or complementary of their rural surroundings. The use of large skylights should be resisted to protect the dark skies which are characteristic of these rural areas.

CA 4: Sufton

New development must demonstrate improved reflection of the wider Neighbourhood Area, including fenestration pattern and material type, although contemporary designs should be embraced. All roofs of the primary and secondary parts of the dwelling must be pitched, unless a flat ecological green/brown roof is specified.



New development should reflect the vernacular of the wider surrounding area. Shepherd's Orchard has been successful in its use of stone slate within the architectural design.

Character Area Specific Design Principles

CA 5: Prior's Frome

New development must demonstrate design lineage derived from cottage and farmhouse vernacular character. New development must reflect the architectural individuality of the CA avoiding repetitive design choices. Contemporary designs should be embraced where these are sensitive and complementary to the existing built form. The use of solar panels is encouraged however these should blend in with roofing materials and not be visible from the streetscape. Skylight windows should be resisted to maintain the characteristic dark skies.



Properties have a distinctive individuality, features including stone or brick chimneys, architectural render, corrugated iron sheet, timber framing, stone or brick and dormer windows.

CA 6: Dormington

New development must demonstrate design lineage derived from cottage and farmhouse vernacular character. Scale and massing of new development should be consistent with existing buildings with frontages facing the streetscape. Architectural styles should vary to contribute to the historic settlement character and avoid singular style developments. All roofs of the primary and secondary parts of the dwelling must be pitched, unless a flat ecological green/brown roof is specified.



The Maltings development is reflective of some of the architectural features found within the CA however the use of a repetitive material palette, repeating style decisions and number of dwellings together creates a discord between the new development and existing buildings.

CA 7: River Valley

The scale and massing of new development should be a key consideration in the design of new development due to the open character and high visibility of the CA. The use of solar panels is encouraged however these should blend in with roofing materials and not be visible from the streetscape or distracting in views from the surrounding Neighbourhood Area. Skylight windows should be resisted to the highly visible low lying landscape.



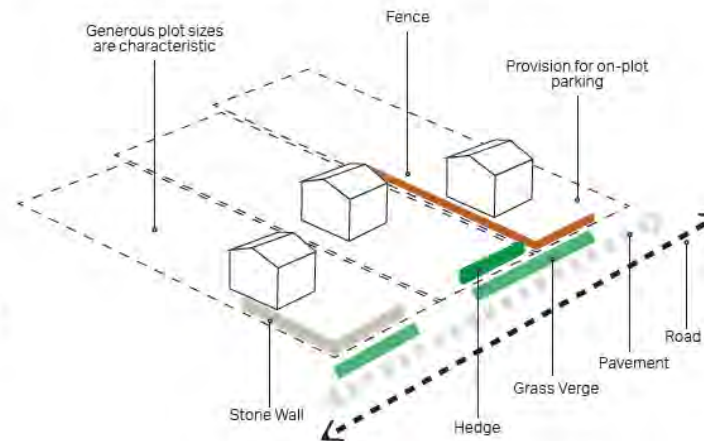
Where inappropriate colour or mass of buildings is proposed there is a significant impact in views. Due to the open character of the CA should avoid distracting or reflective materials.

Table 15: Character Area Specific Design Principles.

Design Guideline 07: Building Line and Boundary Treatments

Area-Wide Design Principles

- a. New developments should reflect building lines and building orientation appropriate to the CA within which it sits.
- b. The layout of new developments should reflect the characteristically generous plots found across the Neighbourhood Area.
- c. Boundary treatments should reinforce the continuity of the building line along a street (e.g. they should be positioned to tie in with adjacent properties) and be used to provide enclosure to the lane network.
- d. Boundary treatments vary between stone walls, brick walls, hedges, hedgerow, and fencing. Moderate height boundary treatments are characteristic. New development boundaries should not exceed 1.5 metres allowing gardens to contribute to the leafy character of the Neighbourhood Area and avoid interrupting views, unless local character provides opportunities to augment or frame views.



F.50
Figure 50: Design Code showing green infrastructure within the Neighbourhood Area.

Design Guideline

Design Criteria: Boundary Treatments

New developments should respond to local character, providing strong enclosure to the lane network.

Table 16: Character Area Specific Building Line and Boundary Treatment.

Character Area	Boundary Material	Features
CA 01: Mordiford	Stone wall, grass verges, hedge, fence, low level planting	Strong property boundaries enclose the road, these typically become softer away from the Village core.
CA 02: Wye Valley	Stone wall, grass verges, hedge, hedgerow, fence, stone wall	High level of enclosure along lane network by field and property boundaries.
CA 03: Backbury Hill	Stone wall, grass verges, hedge, hedgerow, fence, stone wall	High level of enclosure along lane network by field and property boundaries.
CA 04: Sufton	Hedges, hedgerow, fences, grass verge	Boundary types sometimes uncharacteristic of the wider Neighbourhood Area due to the height of material used.
CA 05: Prior's Frome	Stone wall, grass verges, hedge, hedgerow, fence, stone or brick wall	High level of enclosure along lane network by field and property boundaries. Low level boundaries allow gardens to positively contribute to streetscape.
CA 06: Dormington	Hedges, fences, grass verge, railings, stone or brick walls	Boundary types sometimes uncharacteristic of the wider Neighbourhood Area due to the height of material used.
CA 07: River Valley	Hedgerow, stone wall	Hedgerows are well maintained and create an open character.

Design Guideline 08: Selection & Use of Colour and Tonality

Area-Wide Design Principles

- a. The perception of a building in the landscape is governed by tonal contrast with its surroundings. When viewed a distance, paler colours stand out to the darker background. In addition, any new development should respond to the colour palette of both adjacent buildings and those within the wider CA. Generally, for a structure / surface to visually recede when viewed against a certain backdrop, the colour finish must be of a tonality that is equal to, or a degree darker than, the dominant background tonality.
- b. Where historic materials are used care should be taken to match the hue and tone of existing buildings. New developments should carefully select materials which are in keeping with the wider Neighbourhood Area, including the size of material used.
- c. Colours are selected to either camouflage or integrate the development into the landscape and therefore must follow the tonality of the receiving landscape.
- d. Coloured render is a popular architectural finish, colours used are typically white or cream. Where appropriate to new development similar colours should be used to retain a sense of visual cohesion.
- e. In highly visible locations or within locally important views consideration must be given to the perception of a building

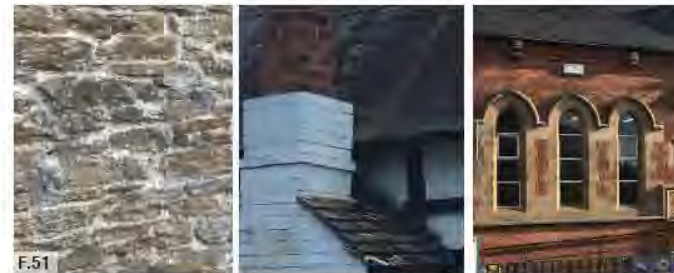


Figure 51: Consideration of colour and tonality of materials is important for the integration of buildings within its setting.

Design Guideline 08: Selection & Use of Colour and Tonality

within the landscape. The tonal contrast between a building or development and the surrounding landscape may make it more visible and disruptive to local character when colour is not appropriately chosen.

- f. Care should be taken at the detailed design stage to avoid stark contrasts in colour and tonality; for example, white fascia boards should not be used on housing, since the contrast arising with the use of white draws attention to the shape of the roof, separating it from the ground. Even from high-level viewpoints, roofs and elevations are usually seen in combination, not in isolation. Ensure that roofs which are well-integrated into their surroundings, and not accentuated by highly- contrasting colours applied to the elevations and / or trims.

Design Guideline

Design Criteria: Selection & Use of Colour

Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard hue and size of those materials.



F.52

Figure 52: Consideration of colour and tonality of materials is important for the integration of buildings within its setting.

Design Guideline 09: Parking and Utilities

Area-Wide Design Principles

- a. New development should provide dedicated on-plot parking to the side or rear of dwellings for a minimum of two cars to maintain the quality of the streetscape. On-plot parking should usually be to the side of the properties or to the front if there is appropriate soft landscaping.
- b. Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the streetscape.
- c. Cycle stores and bin stores should be integral to the built form rather than provided in separate buildings/ structures.
- d. Community recycling facilities should be included within new development design but well screened so as not to become a detracting feature within the landscape.
- e. A lack of street lighting is characteristic, new development should not include street lighting in order to protect locally distinctive dark skies.
- f. Where lighting is necessary for safety, warm toned downward directional lights/ bollards should be used to direct beams and limit harmful effects on mental and physical well-being and biodiversity. Security/ floodlights should be resisted.



Figure 53: Utilities tank visible from the road erodes the rural streetscape character. New development should reduce visibility of utilities to maintain the character of the Neighbourhood Area.

Design Guideline

Design Criteria: Parking & Utilities

Parking & should be integrated into development plot design to avoid compromising the aesthetic of the streetscape.

Design Guideline 10: Respecting Areas of Local Significance

Area-Wide Design Principles

- a. Respect the integrity of the setting of existing settlements, heritage assets and landscape features of the area by identifying Local Green Spaces, community identity and locally cherished views. This is essential to respect local context and the character and distinctiveness of the Neighbourhood Area, so that existing and future residents can still appreciate its qualities.
- b. New development proposals which erode the setting of locally significant assets should be resisted.



F.54

Figure 54: Image showing SSSI Scutterdine Quarry which lies adjacent to open pasture land. Preserving the setting of areas of local significance should be prioritised in development proposals.

Design Guideline

Design Criteria: Respecting Areas of Local Significance

New development proposals which erode the setting of locally significant assets should be resisted.

Table 17: Valued local green space and cherished views identified by the Mordiford and Dormington Neighbourhood Plan Steering Group.

Valued Local Green Space & Cherished Views	Description	Character	Proximity to Community	Special Qualities
Mordiford Bridge from Hampton Bishop	Listed Bridge (Grade II) entry into the village of Mordiford.	Stone bridge that dates to the 14th Century.	Main entry point from Hereford into the village.	Historically significant, attractive image for the village.
View of orchards from Bagpiper's Tump	View from the footpath into the Pentoloe valley and Mordiford Mill and village, across tiny orchards.	Undulating, wooded valley and hills beyond.	Accessible by walkers; there are a small number of scattered houses along the track.	Historically significant, attractive image for the village.
View from top of Mordiford Loop walk	As one walks across the field, and crests the rise of the hill, a wonderful panorama becomes visible.	Rolling views across the county and beyond.	Only accessible to those walking;	Wellbeing of walkers – locals and visitors.
Joans Hill Farm towards Checkley and along the valley; views of Backbury Hill from Joans Hill and Checkley	Joans Hill is an ancient farm and previous occupants still live in the area. The farm has an extremely interesting history.	Small black and white farmstead buildings.	Isolated and accessible generally only by walking or 4x4	The views across the landscape are wonderful. The fields are managed by PlantLife and are of importance because of the early orchids, cowslips, fungi and associated wildlife.
Swardon quarry – picnic site and views	This is a well-known viewpoint and picnic area, signposted with brown road signs.	Views across several counties. The site of beacons including Jubilee etc. there is a small car park.	Walkers and car-drivers access it	Wellbeing of the users; and also of geological interest. It's a picnic destination.
Views of Lugg towards Claston from Tower Hill footpath	Open generally arable farmland with some livestock, and small plantations dominate this view.	Walking up Tower Hill or towards Perton, from Upper Dormington, views of Shucknall Hill and the Malvern Hills; and of Canon Pyon Hill, and Hay Bluff when coming from the opposite direction.	Only accessible by walkers	Wellbeing of users.
Views of the shire from the Haugh Wood road	Driving (rather than walking as there's no footway), towards Mordiford from Haugh Wood.	Undulating, views of wooded and open valleys and beyond	Scattered housing along the way; the road and views in question, extends about 2 miles from Mordiford village.	Outstanding views across the Valley and beyond.

Valued Local Green Space & Cherished Views	Description	Character	Proximity to Community	Special Qualities
Checkley Barn views (picnic site)	Area that local and visiting walkers head for	Contains picnic benches and seating	Isolated from houses	Outstanding views across the Valley and beyond.
Mordiford Green – rented from the Hereford Estate	Small area of green start of Dragon Trail, common area for village activities	Contains seats and commemorative stone.	in the middle of the main part of Mordiford village.	
Old Sufton Estate – parkland	Rolling parkland visible to those walking on Lugg and Wye Rivers, and when driving from Hampton Bishop.		Isolated from the village; grounds and house not open to the public except on special occasions.	Of local importance and historic significance; the ancient Hereford family continues to be part of the village.
School grounds (though not public)	On the village as on drives towards Dormington.	Contains a forest school, playing field etc. and has wonderful views of the wooded hills behind.		Important to the wellbeing, health and development of children and other users (such as the Archery Club).
Allotments at Shepherds Orchard	These are provided and managed by the Parish Council, and are available (if any are free) to any parish resident.	Well-tended allotments surrounded by neat hedges.	Immediately adjacent to the housing estate at Shepherds Orchard.	Important to residents for their wellbeing.
The curious raised and oddly-shaped field at Scutterdine Quarry (submitted as one of the potential sites, but it has a great view)	Curious raised and oddly-shaped field, visible in ancient field maps.	Footpath runs directly through the privately owned field with Scutterdine Quarry on one side and separated from livestock by an open electric fence.		Has a great view across the county. Important to locals and visiting walkers.
Ponds next to the Kiln at Scutterdine	Overgrown pond, barely visible at present.	Low-lying, private, possibly part of Hope Springs and of local historic importance.	On the outer edge of Mordiford, part of the hamlet of Hope Springs	Important to wildlife and a future pond restoration project.

Valued Local Green Space & Cherished Views	Description	Character	Proximity to Community	Special Qualities
Dormington Church with snowdrops	Dormington Church with a blanket of snowdrops. Famous for its snowdrop teas.	Renowned for its fine blanket of snowdrops at the end of the winter months.	In the heart of the Village of Dormington.	People are known to come from a great distance to buy the wide variety of snowdrop bulbs. Preserving endangered varieties.
View across the shire from Upper Dormington Road	Delightful view of the Frome Valley.	An example of the rural nature of the Parish featuring Claston Farm.		Demonstrates the rural and agricultural nature of the Parish.
Orchards in blossom	An example of Herefordshire's traditional cider apple orchards.	Local industry which also encourages bees, moths and other pollinating insects. Locals use the fruit to produce cider and apple juice.	Orchards surround the Parish and link communities. They are a special feature of the area.	World famous apple orchards used in the cider making industry which began with H P Bulmer in 1887.



Image: View from Swarden Quarry, a culturally significant local site, during Queen's Jubilee celebrations.
Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

Design Guideline 11: Celebrating Existing Heritage Assets

Area-Wide Design Principles

- a. Heritage assets make vital contributions to the distinctiveness of a settlement and historic character. Heritage assets and their settings should be preserved and enhanced.
- b. New development proposals should consider the impact on views from heritage assets and the people using them.
- c. Heritage assets designated by Historic England within the Neighbourhood Area include Listed Buildings
- d. The majority of these assets have a rural setting and a strong relationship with the open countryside.



Figure 55: Holyrood Church and St. Peter's Church occupy prominent positions and offer cultural and historic value to the Neighbourhood Area. Source: DMNPSG

Design Guideline

Design Criteria: Celebrating Existing Heritage Assets

Development should prioritise the preservation of heritage assets and their settings.

Design Guideline 12: Respecting Landscape In Views

Area-Wide Design Principles

- a. The position of new development should be carefully considered in relation to important views characteristic of the Neighbourhood Area identified in Section 3 of this document. Any attempt to disrupt or inhibit existing views should be resisted.
- b. The use of skylights, large glass panes, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and light spill.
- c. New developments should seek to reduce light spill by minimising glass panes/windows/doors/ skylights and using downward directional lights/ bollards where lighting is necessary for safety.
- d. Appropriate planting to integrate buildings into the landscape is encouraged however this should be used to enhance and retain character rather than to alter it. Planting should reflect native species mix and be used chiefly to soften building lines or unavoidable visual detractors.
- e. The use of planting as 'screening' to avoid following the design principles set out in this document is unacceptable. Likewise, camouflaging roofs through material/colour/green roof, but failing to consider the height of elevations is unacceptable. Good design is about integration, not camouflage.
- f. Views to key landmarks within and around the Neighbourhood Area should be retained through careful siting of new development.
- g. The setting of key landmarks, such as Sufton Court, should be a consideration in all new development. Where new development is sited within the setting of a key landmark, provision must be made for the enhancement of its setting (such as increasing the amount of open space around it or increasing its distance from buildings) and provision of information panels/ signs.
- h. New development which compromises the separation between settlements which allow views across the landscape should be resisted.

Design Guideline

Design Criteria: Respecting Landscape in Views

Position new developments to preserve views characteristic of the Neighbourhood Area.



AECOM

Image: View from Swarden Quarry across River Frome Valley towards Wales.

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F.56

Figure 56: Approach to Mordiford Village from the west across Mordiford Bridge. Holyrood Church and Bridge House from gateway features at the entrance to the Village.



F.57

Figure 57: View towards Hay Bluff and adjacent hills from Swarden Quarry.

Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

Sustainability

The Guidelines 13 - 20, include some design guidelines which could have a positive impact on the environment, these are split into Building and External and should be applied to the entire Neighbourhood Area. In general, sustainability principles should accord with the latest national and local guidance.

4.2 Sustainable Design

Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, while future proofing homes, settlements and natural environments. Reducing the use of limited natural resources whilst increasing the use of local resources and sustainable natural resources can help to achieve this.



F.58

Figure 58: Image showing a re-purposed property in a rural setting. Updates to the cottage are visible in replacement door and windows however have been achieved sensitively and therefore maintain the rural character of the area.

BUILDING

Design Guideline 13: Minimising Energy Usage

Area-Wide Design Principles

There is a number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Investing in Net Zero new homes represents an immediate reduction in energy use however also ensures that a sustainability standard is set for the future. Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

- a. New development should aim to achieve high levels of sustainability in terms of energy efficiency and energy generation without compromising the character of the area.
- b. In the context of the Climate Emergency, new development should strive to surpass baseline standards for energy usage and waste. Using published guidance to support best practice in regards energy efficiency using high quality design and innovation to achieve these goals.
- c. Existing buildings being repurposed, refurbished or extended should also consult with best practice guidance documentation and modeling tools to minimise energy usage.
- d. New developments should use triple glazed windows as standard.

- e. The form of structures influences their energy efficiency, a more compact form is preferable however this should be considered in tandem with appropriate building form to maintain the character of the area.
- f. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions to avoid eroding the historic character of the area.
- g. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed.

Design Guideline

Design Criteria: Minimising Energy Usage

New developments should aim to achieve high levels of energy efficiency and energy generation.

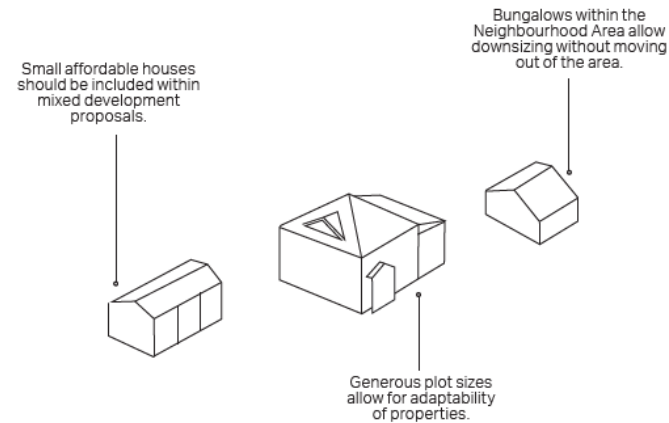
Design Guideline 14: Lifetime & Adaptability

Area-Wide Design Principles

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

- a. Consideration should be given to how people will live and work in the future and new developments should reflect this (e.g. provision of live/work units, houses that incorporate space to work from home, multi-generational families).
- b. New residential properties should consider the lifetime of future occupants to enable people to continue to live in their home as their circumstances change. This includes providing buggy/ pram, cycle and wheelchair storage as an integral part of the building's design (not as a timber shelter/ sheds in gardens or communal areas). It means designing homes that can be accessed by those with disabilities (or could be sensitively adapted to provide such access in the future).



F.59

Figure 59: Design Code showing lifetime adaptability within the Neighbourhood Area.

Design Guideline

Design Criteria: Lifetime & Adaptability

New developments should aim to provide lifetime homes for residents within the Neighbourhood Area.

Design Guideline 15: Minimising Construction Waste

Area-Wide Design Principles

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled. Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- a. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described.
- b. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials must be collated.
- c. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.
- d. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.

- e. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to reduce carbon generation in the building process.

Design Guideline

Design Criteria: Minimising Construction Waste

New developments should aim to use recycled or re-use existing materials to reduce construction waste.

Design Guideline 16: Re-use & Re-purpose

Area-Wide Design Principles

- a. Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction.
- b. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials.
- c. Development should also maximise the re-use of existing buildings (which often supports social, environmental, and economic objectives as well).

Guidance for the retrofit of historic and traditional buildings from organisations including Historic England and Sustainable Traditional Buildings Alliance (STBA) is facilitating a wider conversation around sustainability and the role that historic buildings can play in achieving Net Zero.



Figure 60: Where possible building materials or existing structures should be re-purposed with sustainability in mind. Preserving building is also preferable to building new to preserve character.

Design Guideline

Design Criteria: Re-use & Re-purpose

New developments should aim to retrofit existing structures or re-using elements of buildings.

EXTERNAL

Design Guideline 17: Electric Vehicle Charging Points

Area-Wide Design Principles

Electric charging can be integrated both on and off street, however on-street charging should be limited to avoid congestion. Some design guidance on how new development should design for electric vehicle charging points are:

On street car parking

- a. Charging points should have an aesthetic appropriate to the character of the area, colour, form and visual detractor should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture or disguised in casings which integrate them more seamlessly into the landscape character.
- b. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.
- c. Car charging points within car parks are highly supported, since they can serve more than one vehicle.

Off-street car parking

- d. Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking.
- e. Cluttering elevations, especially main façades and front elevations, should be avoided.



F.61

Figure 61: Electric charging points should be located discretely, where possible avoiding building façades visible from the road or public pathways to retain the character of the building.

Design Guideline

Design Criteria: Electric Vehicle Charging Points

New developments should aim to integrate electric vehicle charging points into all properties.

Design Guideline 18: Water Management (SuDs)

Area-Wide Design Principles

Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include reuse of grey water and management of wastewater/runoff on site.

Sustainable Drainage (SuDs) schemes should be integrated to enable capture, absorption and retention of water within the system. These schemes are a natural solution to drainage and control of surface water run-off, managing the risk of flooding. Their implementation can increase biodiversity and create habitats as well as contribute to the green infrastructure network and verdant character of the local area.

The most effective type or design of SuDs would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

- a. Manage surface water as close to where it originates as possible.
- b. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.
- c. Improve water quality by filtering pollutants to help avoid environmental contamination.
- d. Integrate into development and improve amenity through early consideration in the development process and good design practices.
- e. SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- f. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area.
- g. Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- h. SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Design Guideline

Design Criteria: SuDs

Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk.

Design Guideline 19: Permeable Paving

Area-Wide Design Principles

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable paving offers a solution to maintain surface permeability whilst performing the function of conventional paving. Therefore, some design guidance for new development is:

- a. Permeable paving to be used where possible, with the choice of material and style dependent on local context. These units may take the form of unbound gravel, pavers, or stone setts.
- b. Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- The SuDS Manual (C753) (Ref. 15).
- Guidance on the Permeable Surfacing of Front Gardens (Ref.16).



F.62

Figure 62: Permeable paving laid onto open graded bedding, base and sub-base layers allow percolation of water into earth.

Design Guideline

Design Criteria: Permeable Paving

New developments should use permeable surfacing where possible to reduce groundwater runoff.

Design Guideline 20: Ecology

Area-Wide Design Principles

New development must prioritise the environment throughout the development process from design to decommissioning to align with the aspirations of the Neighbourhood Area.

As such the below guidelines should act as parameters and inspire action above and beyond the minimum requirement:

- a. New development should protect and enhance the existing habitats and biodiversity corridors. In particular, help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather.
- b. Biodiversity and woodlands, including Ancient Woodland, should be protected and enhanced wherever possible.
- c. New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or through interventions such as bird and bat boxes and insect hotels.
- d. Innovative solutions for increasing biodiversity and new habitat creation should be encouraged and should be integrated into the design if new developments wherever possible, such as through green roofs or green walls.
- e. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.

- f. Blue assets can also contribute to biodiversity connectivity and therefore should be encouraged.
- g. All areas of biodiversity that require further planting or enhancement should be planted before start of construction.

Design Guideline

Design Criteria: Biodiversity

Protecting, conserving and enhancing local biodiversity should be a priority for new developments within the Neighbourhood Area.



Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

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5. New Development Checklist

This section presents general questions to ask and consider when presented with a development proposal.

The design guidelines set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be presented in all proposals. These are listed under "General design guidelines for new development". Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1 General Design Guidelines for New Development

- Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.
- Avoid uniformity of design styles and layouts, which erode rural character.
- Reflect, respect and reinforce local architecture and historic distinctiveness.
- Relate well to local topography and landscape features, including long-distance views.
- Reinforce or enhance the established character of streets and other spaces.
- Retain and incorporate important existing landscape and built form features into the development.
- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Provide adequate open space for the development in terms of both quantity and quality.
- Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other, to provide a safe, attractive and cohesive environment.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.
- Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.

2 Street Layout:

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?

3 Local Green Spaces, Views & Character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?

- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

4 Gateway & Access Features:

- What is the arrival point, how is it designed?
- Is there soft landscaping?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?

5 Buildings Layout & Grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the settlements?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6 Building Line & Boundary Treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7 Building Heights & Roof Line:

- What are the characteristics of the roof line?
- Have the proposals paid careful attention to height, form, massing and scale?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8 Building Materials & Surface Treatment:

- What is the distinctive material in the area?
- Does the proposed material compliment local materials?

- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves, porches, and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Is the surface constructed of permeable materials to improve drainage and meet sustainability standards?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?

9 Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?

- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?

10 Architectural Details & Design:

- Does the proposal harmonise with the adjacent properties?
- This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?



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7.1 Vision and Objectives for Public Consultation

Dormington and Mordiford Neighbourhood Plan 2022 - 2041 Draft

Vision and Objectives for Public Consultation



1. Background

- 1.1 Work on the Neighbourhood Development Plan (NDP) for Dormington and Mordiford first started in 2014 but progress stalled. To relaunch the Plan a community meeting was held on 2nd December 2021 at Mordiford Primary School. Following this a Steering Group of parish councillors and local residents was set up to drive the Plan forward on behalf of the Parish Council.
- 1.2 The Draft Vision and Objectives and Key Planning Themes have been prepared by the Steering Group as a first step in 'scoping' our Plan. Before we start drafting policies and preparing detailed proposals, we would like to hear your views on the ideas developed so far. We would like to know:
 - Do you agree with the draft Vision and Objectives and Key Themes for the NDP?
 - Do you have any suggestions for how they could be improved?
 - Have we missed anything important?
- 1.3 Please use the Questionnaire at the back of this document to feedback your thoughts to the Steering Group. We will use this information to inform the Draft Plan. Thank you for your time and interest.

Mark Parvin, NDP Steering Group, February 2022

2. What is an NDP?

- 2.1 NDPs were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. They are used by decision makers to help determine planning applications.
- 2.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 2.3 NDPs cannot be prepared in isolation. They have to be 'in general conformity' with strategic planning policies - in this case, the strategic policies in the Herefordshire Local Plan Core Strategy 2011 – 2031. The Local Plan is being reviewed by Herefordshire Council and the NDP will be prepared taking account of the updated evidence which will inform the new Local Plan. NDP Policies also have to 'have regard to' national planning policy, as set out in the National Planning Policy Framework (NPPF) and other guidance.
- 2.4 The Dormington and Mordiford will be prepared through a complex and lengthy process over about 1 ½ to 2 years, but eventually it will be subjected to a local referendum. All those on the electoral register in the Parish will be invited to vote on whether it should be used to help determine planning applications alongside Herefordshire Council's planning policies. This is why we need local people and stakeholders to get involved in the process from the start.
- 2.5 The Plan will cover the area shown on the Map on p1. This is also the boundary of our Group Parish.

3. Draft Vision 2022 - 2041

Environment: By 2041 Dormington and Mordiford will be a sustainable, carbon neutral and primarily rural parish. The beautiful landscape character of river valleys, woodland and pasture, and distinctive habitats and wildlife will be conserved and enhanced. Development will be designed to be sensitive to its local context and character, whilst incorporating high standards of energy and resource efficiency.

Overall, the Parish will provide a high quality of life for residents and visitors where the natural environment, built heritage and recreational opportunities are accessible, valued and enjoyed by all.

Community: The Parish will have a strong sense of community and identity with resilient communities.

Economy: Everyone will have good access to local employment opportunities and community facilities. New housing and infrastructure will be provided to meet local needs, including those of key workers and agricultural workers, as well as other residents.

4. Draft Objectives 2022 - 2041

Objective 1. To conserve and enhance the natural environment by recognising the intrinsic scenic beauty of the Wye Valley AONB and its setting, protecting the Parish's distinctive local landscape character, and taking opportunities to improve biodiversity.

Objective 2. To promote high quality and sustainable design in all development so that buildings maximise energy and resource efficiency whilst responding positively to local character and built heritage.

Objective 3. To provide suitable new housing which meets the current and future needs of the Parish in terms of location, scale, house size and tenure.

Objective 4. To retain and improve local community facilities in the Parish, and to support the development of a shared use parish/school hall at Mordiford Primary School.

Objective 5. To ensure greater accessibility for all by promoting walking and cycling as sustainable and healthy transport and leisure choices and encouraging development to be located close to public transport routes wherever possible.

Objective 6. To support appropriate investment in rural enterprises, agriculture and businesses so the Parish remains a thriving working environment with wider opportunities for local employment and training.

5. Key Planning Themes for Dormington and Mordiford NDP

5.1 Natural Environment

5.1.1 Dormington and Mordiford Parish has a very rural character. The southern part lies within the northern section of the Wye Valley AONB. The Parish extends westwards from the hill tops and steep slopes of the valley sides down to the low-lying river floodplains of the Rivers Frome, Lugg and Wye. Areas of mature deciduous woodland cover parts of the hillsides and hilltops and some of these include ancient woodland. The river valleys and lower levels include traditional orchards, hop fields, pasture and arable land. Fields are bounded by mature hedgerows.

5.1.2 There are many important areas for wildlife. Sites of Special Scientific Interest (SSSIs) include the Rivers Lugg and Wye, Perton Roadside Section and Quarry, Scutterdine Quarry, Woodshutts Wood and Haugh Wood. The River Wye and River Lugg is a Special Area of Conservation (SAC).

5.1.3 The Neighbourhood Plan will describe the landscape character of the Parish in more detail and set out how planning proposals should conserve and enhance the special character through the protection of important local landscape features and views and designing appropriate planting and landscape schemes.

5.1.4 The Plan will also identify areas of wildlife importance – both those with existing protection and those of local significance – and set out opportunities for wildlife enhancement and biodiversity net gain.

5.2 Design: Local Character and Sustainability

5.2.1 The Parish includes a conservation area (Mordiford) and numerous listed buildings including Grade II* Church of St Peter, Church of the Holy Rood, Sufton Court, Old Sufton and Mordiford Bridge (which is also scheduled). There are several other scheduled monuments including Ethelbert's Camp and a moated site near Joanshill Farm.

5.2.2 The main settlements, smaller hamlets and farmsteads all have their own individual character and new development should be sensitive in terms of siting, scale, materials and design. At the same time the Parish should recognise the need to contribute to climate change objectives and ensure new buildings and conversions are as sustainable as possible, minimising carbon emissions and maximising resource efficiency.

5.2.3 The aim is to commission Design Codes through the Government's Locality Technical Support programme and these will be used to inform detailed policies on design both for individual development sites and for the Parish as a whole.

5.3 Meeting Local Housing Needs

5.3.1 Housing in rural parts of Herefordshire is often unaffordable for the people who live and work here and use the local services and facilities such as the school and pubs. New housing development often does not meet local needs which tend to be for smaller houses suitable for first time buyers, young families and older residents seeking to downsize. The NDP provides a major opportunity for local people to have a say in where housing should go and what type of housing should be provided.

5.3.2 Work on the housing part of the NDP will form a major element of the Plan's preparation. Herefordshire Council has advised that the NDP will need to plan for a minimum of 21 dwellings within the current plan period to 2031, but if our Plan is to cover the period up to 2041 (the same as the new Local Plan) then it is likely that we will need to accommodate more growth and reflect the transition to the new Local Plan.

5.3.3 The Steering Group is intending to undertake a parish housing needs survey to provide more up to date evidence about the housing needs of local people and there will be a call for sites to help identify areas suitable for development. In the Core Strategy the settlements of Mordiford, Dormington and Priors Frome are identified as being the focus for development, and therefore these villages will be the priority for new housing schemes. Housing sites will be identified within the new settlement boundaries.

5.3.4 Outside these villages, the area is 'countryside' and development is much more constrained. It is limited to housing needed for agricultural / forestry workers and rural enterprises, replacement dwellings, re-use of redundant buildings, rural exception housing, exceptional design and accommodation for gypsies and travellers (see Core Strategy Policy RA3). Rural exception housing is affordable housing which meets local needs (see Core Strategy Policy H2).

5.4 Improving Community Facilities, Accessibility and Infrastructure

- 5.4.1 In spite of having several small villages with a primary school and 2 parish churches, the Group Parish does not have the benefit of a village hall for local community meetings and events.
- 5.4.2 It is proposed that the NDP Steering Group will work with the school to explore whether a site and funding can be identified for a new hall which could be jointly used by the school, the Parish Council and local groups and organisations. The NDP could encourage developers to support the provision of a parish hall through a site allocation and / or developer contributions.
- 5.4.3 The Plan also has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way and public transport provision and encouraging walking and cycling as part of health and wellbeing initiatives. Some activities will be actions or projects for the Parish Council and its partners rather than planning policies and these will be provided in a separate section of the NDP.
- 5.4.4 However planning policies and site allocations can help to ensure development is located close to existing walking and cycling routes and bus stops.
- 5.4.5 Additional development is likely to make demands on local infrastructure such as roads, drainage and wastewater and power. The NDP can highlight areas where investment is needed, identifying likely shortfalls in consultation with local utility providers and Herefordshire Council to help ensure growth is accommodated without adverse impacts on existing networks.
- 5.4.6 Overall the NDP will promote a more sustainable approach, supporting sustainable drainage solutions, transport and power.

5.5 Rural Enterprise

- 5.5.1 Dormington and Mordiford is a working parish with a number of local businesses. These are largely linked to the rural economy and include agriculture, food and drink, tourism and field sports. In addition, the number of professional people working from home is likely to have increased in recent years and the Covid pandemic has led to greater reliance on good communication technologies and flexible spaces within homes and outbuildings for office accommodation.
- 5.5.2 The Steering Group will be consulting with local businesses and employers to find out how the NDP can help to support appropriate investment in small scale and rural enterprises, to ensure the local economy continues to grow and provide employment opportunities.

Your Comments

Thank you for reading the NDP Visions and Objectives Document. Please complete the short questionnaire.

You can return your completed survey by:

- posting it to Clare Preece, 17 Wheatridge Road, Belmont, Hereford HR2 7UL;
- emailing it to clerk@dormingtonmordifordgroup-pc.gov.uk or
- dropping it into the collection box at Dormington church
- visiting our website to download and complete the document <https://dormingtonmordifordgroup-pc.gov.uk/ndp-meeting-notes/>

When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the Dormington and Mordiford Parish Council website, or through other local publications, however, all comments will be anonymised prior to publication.

Further information relating to privacy and data processing is available on the Parish Council website (<https://dormingtonmordifordgroup-pc.gov.uk/ndp/>) or by contacting the Clerk to the Parish Council.

Questionnaire

Name:		
Do you want to be kept informed about the NDP and any future public consultations?	Yes	No
If so, please provide contact details (email or address):		
Q1: Do you support the Draft Vision?	Yes	No
Please provide any comments about how it could be improved.		
Q2: Do you support the Draft Objectives?	Yes	No
Please provide any comments about how they could be improved.		
Please tell us whether you agree with the proposed Key Planning Themes for Dormington and Mordiford Neighbourhood Plan, as set out below:		
Q3: Natural Environment	Yes	No
Comments		
Q4: Design: Local Character and Sustainability	Yes	No
Comments		
Q5: Meeting Local Housing Needs	Yes	No
Comments		

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Q6: Improving Community Facilities, Accessibility and Infrastructure	Yes	No
Comments		
Q7: Rural Enterprise	Yes	No
Comments		
Q8: Please let us know if you disagree with anything or think we have missed anything important.		
Q9: Please use the space below to provide us with any further comments about the NDP for Dormington and Mordiford.		

Thank you for your time and interest. We will consider all the responses very carefully and use them to inform the next stages of preparing our Draft Plan.

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7.2 Public Consultation Responses to Vision and Objectives

NUMBER OF RESPONSES RECEIVED: 35

Question 1 – Do you support the Draft Vision?

91.45% (32) supported the Draft Vision

2.85% (1) supported the Draft Vision in part

5.7% (2) did NOT support the Draft Vision

Please provide any comments about how it could be improved:

Can any new estate type building be externally sympathetic to historic materials not just standard Birmingham brick and unappealing windows.

Too much emphasis on development. How are "key" workers going to be identified? Very few people are now employed in Agriculture. Most work is done by contractors.

Yes except for affordable housing. I think building housing here would have a detrimental affect upon the landscape, wildlife and lives of the current inhabitants. It is not the landscape for housing estates.

Jolly Idealistic – it would be wonderful if you could achieve these aims.

Question 2 - Do you support the Draft objectives?

91.45% (32) supported the Draft Objectives.

2.85% (1) supported the Draft Objectives in part.

5.7% (2) did NOT support the Draft Objectives.

Please provide any comments on how they could be improved:

Standard estate layouts do not reflect village and parish shapes. They are eyesores but do not need to be.

How can natural beauty of the area be enhanced with such an emphasis on development? Many of the objectives are mutually contradictory. Why encourage local employment opportunities when Hereford/Rotherwas industrial estate are so close?

Roads and speed limits.

We would need 20mph roads to protect humans and wildlife and pavements alongside all parish roads. How would you be sure that houses to local people and are of a realistic price?

Please tell us whether you agree with proposed Key Planning Themes for Dormington and Mordiford Neighbourhood Plan as set out below:

Question 3 – Natural Environment:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

Not all of the area covered is in the Wye Valley AONB. The Council has just given enthusiastic support to the Clay Hill Pitch Solar Farm. Is this enhancing the natural environment and an example of what to expect?

These are small communities. Large influx will change the nature of them forever. Small estates/groupings only please.

You will need to keep dogs and cats out of areas of wildlife importance. How would this be possible.

Question 4 – Design: Local Character and Sustainability:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

Local character shouldn't mean modern designs can't be built.

Important that the local character of the area is maintained as far as possible. This of course needs to be defined ---for e.g.what constitutes 'local character'? How will this be defined? Does it refer to the landscape natural / agricultural - architectural characteristics - historical.

What is meant by Local Character? Recent new builds look as though they could come from anywhere and all have been through the planning process.

Ecologically sustainable, small environmental footprint, historically sympathetic materials only. Walk the Walk and do not just Talk the Talk.

Question 5 – Meeting Local housing needs:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

Clearly, there will be a continuing need for some additional housing geared much more to the actual requirements of local people for e.g. mixed housing, some under the umbrella of social housing ,some for first time buyers-some for the needs of older people who may wish to stay in the community and /or downsize -some for direct sale -but avoiding the speculative developments of larger building companies. IN PARTICULAR IT SEEMS THAT THE EXPERIENCE OF LOCAL YOUNG PEOPLE WHO HAVE ALWAYS LIVED IN THE AREA HAS BEEN MIXED WHEN IT COMES TO GAINING ACCESS TO PROPERTIES SUPPOSEDLY PRIORITISED FOR THEM. Anecdote and reportage suggests that applications from local people have not been successful but those from 'outsiders' have for e.g. Shepard's Orchard

Years ago a plan was submitted for affordable housing for folk from the parish behind Dormington Church, it was lovely, completely in keeping with the area, with communal space. Sadly there were many objections. At the time Dormington was very small, it was before the new houses on the corner. The objectors were worried that the 'wrong sort of people' would move in! Sadly it meant that many young people moved away.

We have already had enough development and lost agricultural land to the sea of concrete.

Local cost attractive housing . Too much bland and uninspired cheap architecture exists across the county. Housing for local people especially the young and the elderly should be the only concern. Rick folks can afford to live anywhere. Architects are capable of creative solutions if challenged. We have some in our family so we know this.

Would be good to see similar development to bungalows in Fownhope near the shop with a warden facility.

You will need to be extremely careful with housing allocation. What constitutes a local person and how can you provide good green accommodation which is cheap enough for a local person.

Question 6 – Improving Community facilities, accessibility and infrastructure:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

Why is a community hall necessary. The school hall can be used for thee few occasions when meetings are necessary. There are village halls in Bartestree and Tarrington and Dormington Church is being reconfigured to make community use possible.

Bus access where possible to be increased at pertinent times. Local dial a ride for elderly and infirm.

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

Community Hall would be better placed centrally between Mordiford and Dormington to encourage walking. Dormington is already associated with Bartestree and Tarrington village halls which are a similar distance to Mordiford but are not used much due to distance from village.

Improving existing rights of way is admirable. However, since most people have to walk along a road to get to those, the footpaths we have must have pavements to keep us safe from traffic on those roads.

Question 7 – Rural Enterprise:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

Define Rural Enterprise. It sounds as though someone has something in mind.

If you are referring to local jobs, I don't believe building estates will add to this. Most folks work in neighbouring towns. Local community studios for hire might help new sole traders.

Very important to give all the support you can to good local business.

Question 8 – Please let us know if you disagree with anything or think we have missed anything important:

Too much shooting is allowed in the area. Sometimes it carries on for most of the day. I've lived in rural Herefordshire for over 35 years and never encountered this anywhere else.

I am particularly interested in how you can help small businesses with local office space. My needs are small, but, the opportunity to have a local office that would allow me to expand my business, or access to cost effective training facilities that I could hire. I notice no mention of Electric charging points. I wonder if this is something that should be considered as we move towards 2030 when law on sale of ICE vehicles changes?

I agree any new houses should be aimed at first time buyers ideally 2 beds and powered by solar or heat pumps. All suitable attractions for visitors should be accessible for the disabled, many footpaths do not allow this, most could be easily rectified.

School already used as community hall.

I do think public transport and safe cycling are key issues, along with maintenance of footpaths. As a community with few local amenities (shops, pubs etc) safe and easy access to the amenities in neighbouring areas is very important.

The emphasis in this plan is on development and population growth. The five words about enhancing the natural environment seem like window dressing when development always

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

means destruction of the natural environment and an increase in the carbon footprint – both in terms of initial development and continuing servicing of an increasing population. As an aside, cement production is one of the most cost intensive human activities – we should be minimising construction not promoting it.

Please be aware that many communities have lost their soul. As the result of development. Once this is done it cannot be undone.

Working/Office facilities for those who don't want to work from home or commute long distances into town.

Question 9 – Please try the space below to provide us with any further comments about the NDP for Dormington and Mordiford:

No more houses

Suggest consideration is also given to: Management of traffic impact/ highway safety matters given recent history and how new development can assist with this.

Delivery of other local infrastructure..eg high speed broadband, mobile infrastructure proposals, further low carbon renewable energy initiatives.

Management of large scale farming units/ poly tunnels

Protection of quality of River systems, attributes and features -population distribution and so on?

The NDP is a great thing to have, it will give us an earlier insight as to what is planned for our parishes, we cannot stop the future but we can certainly voice our opinions, we have a beautiful parish and we must protect it, there are a lot of elderly parishioners that do not use the internet so we should use flyers to promote the NDP.

School premises can become a local hub. Alongside village/community halls for common events, extra curricular activities, clubs – including use of playground equipment with a coffee vendor for example. At weekends if insurance is covered by Community funds. So rather than reinventing the wheel lets use what we have more expansively.

About AECOM

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Dormington & Mordiford Group Parish Council

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