

Dormington and Mordiford Neighbourhood Development Plan 2025 - 2031

Basic Conditions Statement



Dormington and Mordiford Group Parish Council

January 2025

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1.0 Introduction

1. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft neighbourhood plan or order meets the basic conditions if—
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
 - the making of the plan contributes to the achievement of sustainable development
 - the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) obligations.
2. Regulations 32 and 33 of the Neighbourhood Planning Regulations 2012 (as amended) set out two additional basic conditions. These are:
 - the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and
 - having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to the examination of the NDP as it is not about a neighbourhood development order).
3. A further Basic Condition was added by legislation on 28th December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states:
 - In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
4. This Basic Conditions Statement sets out how the Dormington & Mordiford Group NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 Legal Requirements

1. The Submission Plan is being submitted by a qualifying body

The Submission Plan is being submitted by a qualifying body, namely Dormington & Mordiford Group Parish Council.

2. What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

3. The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2025 to 2031 (from the current year and referring to the same period as the adopted Herefordshire Local Plan Core Strategy 2011 – 2031).

4. The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

5. The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Dormington & Mordiford Neighbourhood Plan Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 Basic Conditions

a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.

1. The Dormington & Mordiford Group Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework ([NPPE](#)). The most recent NPPE was published on 12th December 2024, but paragraph 239 advises '*For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025.*' Therefore Dormington and Mordiford NDP has been prepared to have regard to the previous

NPPF 20th December 2023. Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that *'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.'* Paragraph 7 sets out that *'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*

The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These objectives should be delivered through the preparation and implementation of plans (paragraph 9). The NDP includes various policies which, together, should deliver sustainable development.

Table 1 sets out how the Dormington & Mordiford Group NDP delivers the 3 overarching Objectives.

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Dormington & Mordiford NDP
<p>a) an economic objective – <i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i></p>	<p>The Group Parish is in a beautiful and rural part of Herefordshire where the local economy is largely reliant on agriculture, food production and forestry with some tourism. Part of the neighbourhood plan area lies within the Wye Valley National Landscape. The City of Hereford lies close by and provides employment opportunities, but public transport is limited, and many residents are reliant on cars.</p> <p>The NDP recognises the importance of the rural economy and the need for improved local infrastructure to support the area's sustainability as a working community. The Plan notes that there are a relatively high proportion of professional people who often work from home, but that local agriculture and service industries rely on lower paid and seasonal workers.</p> <p>Objective 6 is to ensure greater accessibility for all by promoting walking and cycling as sustainable, safe and healthy transport and leisure choices and encouraging</p>

	<p>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).</p> <p>Objective 8 is 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)</p> <p>Objective 9 is 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).</p> <p>The Plan has chapters and policies on Improving Community Facilities, Accessibility and Infrastructure and Rural Enterprise. Policies which support investment in infrastructure include Policy DM11 Sustainable and Active Travel, Policy DM12 Local Infrastructure and Developer Contributions and Policy DM13 Flooding, Wastewater and Sewerage. Policies supporting the rural economy include Policy DM14 Rural Enterprise and Policy DM15 Community Energy Schemes.</p>
<p>b) a social objective – <i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p>	<p>The NDP has a strong focus on social objectives and has been prepared through a process of community consultation and engagement.</p> <p>The Plan has a strong focus on delivering suitable and appropriate housing to meet local needs. Objective 3 is 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). The NDP includes both policies and site allocations which will make a contribution towards the housing requirement set out in the Local Plan. These include an exception site for affordable housing in the rural area in response to particular problems of</p>

	<p>affordability in the area and reliance of residents on low paid employment in agricultural industries.</p> <p>The Group Parish has limited community facilities and no village hall. This is recognised in the Plan and a policy (DM10) supports proposed investment in a new shared hall facility at the school.</p> <p>Objective 4 is to support the Parish’s current ageing population and reduce rural poverty. (Through NDP Policies DM7, DM10, DM11 and DM12)</p> <p>Objective 5 is 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).</p>
<p>c) an environmental objective <i>– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>Dormington and Mordiford Group Parish has a beautiful landscape setting with many built heritage assets.</p> <p>These environmental assets are highly important to local people and therefore the NDP has been prepared with a strong emphasis on sensitive and high-quality design. Design codes were commissioned to provide a strong evidence base of character assessment and detailed design principles taking into account local context and character so that change can be accommodated more successfully in the future. The Dormington & Mordiford Design Guide has been prepared with the close involvement of the NDP Steering group with input from residents and stakeholders in response to informal consultations.</p> <p>The NDP includes the following objectives and policies which will help to protect and enhance the high-quality local environment: 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); and Objective 2. To promote high quality and</p>

	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).
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The presumption in favour of sustainable development is explained in relation to plan making in NPPF paragraph 11:

‘Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. ’

The NDP takes a positive and balanced approach to development, recognising the area’s location in the countryside and partly within a National Landscape (Wye Valley). The Plan includes policies and site allocations to support housing targets set out in the adopted Herefordshire Local Plan Core Strategy 2011 – 2031. Development will be focussed on the 3 settlements identified as suitable for housing growth in the Local Plan and should be sensitively designed to help ensure the special characteristics of the area are maintained.

Herefordshire Council is undertaking a review of the Local Plan. Once the new Local Plan is adopted the NDP will be reviewed in line with the new policies and housing requirements for the rural area.

Paragraph 13 explains that *‘The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.’*

3. Plan Making

In Section 3 Plan Making, the NPPF paragraph 16 sets out 6 principles that plans should address.

Table 2 sets out how the Dormington & Mordiford Group NDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making Plans should:	Dormington & Mordiford NDP
<i>a) be prepared with the objective of contributing to the achievement of sustainable development;</i>	<p>The NDP has been prepared to contribute to sustainable development; NDP policies support appropriate rural development and there is a strong emphasis on sustainable and high-quality design.</p> <p>Design related policies all provide detailed advice and reference detailed design guidance in the Dormington & Mordiford Design Guide document to help achieve sustainable development in the area.</p> <p>Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.</p>
<i>b) be prepared positively, in a way that is aspirational but deliverable;</i>	<p>The NDP has been prepared positively, with policies that are aspirational and deliverable. Policies promote high quality, sensitive design and development which is appropriate and sensitive to local character.</p> <p>Site allocations for housing development are included which have been assessed as suitable or suitable subject to constraints being overcome in a technical site assessment report.</p> <p>Policies have been built up through community engagement and informed by advice and comments from officers at Herefordshire Council and independent planning consultants who were engaged by the Parish Council.</p>
<i>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</i>	<p>The work on the NDP has been led by a steering group of local residents and parish councillors.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement</p>

	<p>activities which have been undertaken at all stages of the Plan's preparation. Briefly these have included:</p> <ul style="list-style-type: none"> - A re-launch event after the previous work on an NDP had stalled for some time. - Informal consultation on Vision and Objectives and Key Themes in Spring 2022. - Call for sites and technical site assessment 2022 - 2023 - Parish housing needs assessment - 2023 - Informal consultation on emerging Draft Plan, proposed site allocations and Design Guide document in summer 2023. - Consultation on Local Green Spaces including contacting landowners - Regulation 14 public consultation in early 2024. <p>SG meetings were advertised, and the public invited to attend throughout the process.</p>
<p><i>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</i></p>	<p>The NDP policies and proposals have been prepared by the steering group, with support from a planning consultant and advice from officers at Herefordshire Council.</p> <p>Amendments have been made through the process in response to suggestions provided during the public consultation processes. It is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
<p><i>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</i></p>	<p>All relevant documents have been provided on the NDP pages of the Group Parish Council website at various stages and the website has been updated to include all documents from each stage prior to submission.</p> <p>Responses by email and using an online response form were invited at informal and formal consultation stages.</p>
<p><i>f) serve a clear purpose, avoiding unnecessary duplication of policies that</i></p>	<p>The NDP has been amended and updated throughout its preparation to reduce</p>

<p><i>apply to a particular area (including policies in this Framework, where relevant).</i></p>	<p>duplication with Herefordshire Council policies and national policies, whilst retaining a focus on local priorities identified through the various consultations.</p>
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The Plan Making Framework

Paragraph 18 sets out that *'Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.'*

The NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies set out in the Local Plan.

Non-strategic policies

Paragraph 29 advises that *'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'*

The NDP refers to the relevant Herefordshire Council policies (and, where relevant, Wye Valley National Landscape policies) in the supporting text.

Paragraph 30 goes on to say that *'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

5. Delivering a sufficient supply of homes

Paragraph 82 sets out, *'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. 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.'* The NDP includes housing policies to meet local needs as evidenced by a Herefordshire wide housing needs assessment undertaken for the Local Plan and a parish housing needs survey. The Plan includes a site allocation for a rural exception site for affordable housing.

Paragraph 83. 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. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'* Development in the neighbourhood plan area will be concentrated in the three main settlements identified in the Local Plan Core Strategy. These settlements include local facilities such as churches, a school and public open spaces.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

Paragraph 88 advises that '*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, beautiful new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- 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.'*

The NDP recognises the Parish's location in the countryside and its rural economy of farming and small businesses with some people working from home. The area contributes to a local visitor economy and provides opportunities for informal recreation with a network of PROW within a beautiful and historic landscape. The Plan aims to support suitable rural diversification provided development and change are sensitive to the beautiful landscape setting, dark skies and wildlife so that the area can continue to be attractive to visitors.

The Plan also identifies local community facilities in the Parish and supports investment in new facilities.

8. Promoting healthy and safe communities

Paragraph 96 sets out that '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling*'. Paragraph 102 goes on to say, '*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.*'

The NDP supports healthy lives by supporting improved pedestrian and cycle routes and linkages across the area to nearby Hereford. Complementary parish council actions encourage safer accessibility for all and aim to reduce adverse impacts of traffic on rural roads. More sustainable and energy efficient housing should help to support health and wellbeing of residents, particularly those who are elderly and vulnerable.

A number of Local Green Spaces are identified which are highly valued for community, environmental and heritage reasons by residents. These are supported in paragraph 105 which states, '*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.*'

9. Promoting sustainable transport

Paragraph 108 c) advises that '*opportunities to promote walking, cycling and public transport use should be identified and pursued*'.

The NDP promotes walking and cycling and seeks to address problems associated with fast and unsafe rural roads through parish council actions.

11. Making effective use of land

Paragraph 123 advises that '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*'. Paragraph 124 goes on to say, '*Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.*'

The Plan supports a community led proposal for a new shared hall / space at the primary school to provide a facility currently lacking in the area. The Plan has a strong emphasis on protecting and enhancing the beautiful landscape and local wildlife so that they can be enjoyed by all. The Plan also includes a policy on Biodiversity and sets out how BNG can be achieved locally.

The area has a history of flood risk associated with rivers and the location of Mordiford on the Wye and Lugg confluence. Policy DM13 Flooding, Wastewater and Sewerage recognises this significant local issue and supports appropriate measures to address flood risk and build in resilience through planting and surface water management.

12. Achieving well-designed and beautiful places

Paragraph 131 explains that '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*' Paragraph 132 goes on to say that '*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.*'

Mordiford & Dormington Group NDP has a strong focus in design with policies flowing from a Design Guide which was commissioned through the Locality Technical Support Programme.

The Policies include detailed design criteria for different character areas with careful consideration of landscape character and built heritage.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 157 advises that '*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.*'

Paragraph 159 advises that '*New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*'

NDP policies encourage development to be energy efficient by incorporating principles of sustainable design and to carefully manage water consumption and reduce flood risk.

15. Conserving and enhancing the natural environment

Paragraph 180 advises 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);

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.'

The NDP notes the areas of wildlife importance in the neighbourhood area and describes the characteristics that contribute to the area's special landscape character both within and outside the Wye Valley National Landscape area. NDP policies should help to ensure the natural environment is conserved and enhanced by protecting important features, using appropriate planting in landscaping schemes and protecting the area's dark skies and tranquility.

Ground conditions and pollution

Paragraph 191 sets out that *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.'* This includes considering such matters as noise and light pollution.

The NDP notes the current position with regard to nutrient neutrality and includes a policy for the River Wye Special Area of Conservation (SAC).

16. Conserving and enhancing the historic environment

Paragraph 195 advises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'* Paragraph 196 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

Dormington and Mordiford Group Parish has significant heritage assets. The NDP notes the many listed buildings and conservation area and describes the importance of the built heritage and its contribution to local character. The Design Guide should help to conserve important local features and ensure new development and conversions are sympathetic.

b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The NDP notes the listed buildings in the Parish.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area includes Mordiford Conservation Area and this is noted in the NDP.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic policies set out in the Herefordshire Local Plan Core Strategy 2011 – 2031 Adopted 16th October 2015.

Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the development plan.

A new Local Plan is being prepared by Herefordshire Council but this is at an early stage.

Table 3 General Conformity with Strategic Planning Policies

Dormington & Mordiford Group NDP Policy	Herefordshire Local Plan Core Strategy 2011 - 2031 Policies, adopted October 2015	General Conformity
<p>Policy DM1 Conserving and Enhancing Local Landscape Character</p> <p>Development proposals should conserve and enhance local landscape character and where appropriate the landscape and scenic beauty of the Wye Valley AONB by:</p> <ol style="list-style-type: none"> 1. Development proposals which are acceptable in principle should contribute positively to the neighbourhood area's rural character, ensuring not only that the effect on the landscape and settings of settlements, as appropriate, are mitigated but include measures to restore and enhance landscape features such as trees, woodlands, vistas and panoramic views. To achieve this, building or engineering design should ensure the development fits sensitively into the landscape in terms of scale, form, massing and detail. Landscape proposals should form an integral part of the design, retaining and enhancing as many natural features within or surrounding the site as possible. Within the Wye Valley AONB development should not harm the character or scenic beauty of the 	<p>Policy SS6 Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future</p>	<p>Review NDP Policy DM1 sets out how development proposals should conserve and enhance local landscape character by using appropriate materials in boundary treatments, demonstrating how siting and design have taken into consideration the identified Key Views, conserving key local landscape features such as hedgerows and trees and incorporating designs which follow the guidance for landscaping set out in the Dormington & Mordiford Design Guide.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular landscape, townscape and local distinctiveness. Developments should also protect, and where possible restore, important habitats such as hedgerows.</p> <p>Core Strategy Policy LD1 requires proposals to demonstrate that landscape character has influenced design, and to incorporate new landscape schemes to ensure development integrates appropriately into its surroundings and maintain and extend tree cover.</p>

<p>landscape, its landscape features, important views, wildlife habitats or cultural heritage.</p> <p>2. The identified Key Views (described on Table 1 and Map 3) make a highly important contribution towards the neighbourhood area's landscape character, sense of place, local distinctiveness, and visual amenity. They also contribute to the special landscape qualities of the AONB. Where a development proposal lies within sight of an identified Key View, and/or could affect it, a Landscape and Visual Impact Assessment or similar study should be carried out to demonstrate that levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately, reflecting, respecting, and where possible, enhancing the landscape context within which it is situated. The information required in the assessment study should be proportionate to the type and scale of development proposed. Development proposals which have a high degree of adverse effect on one or more of the Exceptional Key Views will not be supported.</p> <p>3. Incorporating designs which follow the guidance for landscaping set out in the Dormington & Mordiford Design Guide and reproduced in</p>	<p>development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. 	
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<p>NDP Appendix 5. Specifically, these are:</p> <ul style="list-style-type: none"> • 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. <p>4. Using locally appropriate materials such as Herefordshire old red sandstone and traditional red brick or white render in hard landscaping, and including suitable boundary treatments which respond to the local context;</p> <p>5. 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;</p> <p>6. Conserving the Key Features and Special Qualities of Woolhope Dome, including the scattered settlement pattern, filtered and medium distance views, and</p>		
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<p>irregular field patterns, often linked with semi-natural grassland; and</p> <p>7. <u>Wye Valley AONB</u> All proposals within the Wye Valley AONB should fully consider and assess all of the factors that contribute to the natural beauty of the National Landscape individually, collectively and cumulatively. These are:</p> <ul style="list-style-type: none"> • landscape quality / beauty; • scenic quality / beauty; • relative tranquility (including 'dark skies'); • relative wildness • natural heritage (including 'biodiversity' • cultural heritage (including 'historic environment'); and • the special qualities of the National Landscape, as identified within the Wye Valley AONB Management Plan. <p>Proposals within the Wye Valley AONB will be expected to make a positive contribution to conserving and enhancing the natural beauty of the National Landscape, over and above the baseline condition (i.e. delivering a net-benefit for natural beauty). In addition, schemes within the Wye Valley AONB will be expected to have regard to the recommendations in the following Position Statements (or more up to date versions):</p>		
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<ul style="list-style-type: none"> • Wye Valley National Landscape Position Statement: Dark Skies & Artificial Light Pollution²; and • Position Statement: Housing Development in The Wye Valley National Landscape and Its Setting (England LPAS)³; and • Position Statement: Landscape-Led Development⁴. 		
<p>Policy DM2 Local Green Spaces</p> <p>The following areas as identified on Map 2A Mordiford Village Policies Map, Map 2B Dormington Village Policies Map and Map 2C Priors Frome Village Policies Map and on the larger scale maps in Appendix 3 are protected as Local Green Spaces:</p> <ul style="list-style-type: none"> • 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. 	<p>Policy OS3 – Loss of open space, sports or recreation facilities</p> <p>In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> 1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard; 2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community; 3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses; 4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor. 	<p>NDP Policy DM2 identifies 9 Local Green Spaces which are of particular local significance for various reasons, and which are highly valued by local people.</p> <p>The Local Green Spaces include play areas and allotments and informal spaces.</p> <p>The Core Strategy does not have a policy on Local Green Spaces, but the Local Green Spaces form part of the Green Infrastructure of the Parish which is supported in Core Strategy Policy LD3.</p>

² <https://www.wyevalley-nl.org.uk/wp-content/uploads/Dark-Skies-Artificial-Light-Pollution-FINAL-V1-Nov-2024.pdf>

³ [Housing-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-1.pdf](https://www.wyevalley-nl.org.uk/wp-content/uploads/Housing-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-1.pdf)

⁴ [Landscape-led-Development-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-2.pdf](https://www.wyevalley-nl.org.uk/wp-content/uploads/Landscape-led-Development-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-2.pdf)

	<p>Policy LD3 – Green infrastructure</p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> 1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain; 2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and 3. integration with, and connection to, the surrounding green infrastructure network. 	
<p>Policy DM3 Biodiversity</p> <p>A biodiversity net gain will be expected by:</p> <ol style="list-style-type: none"> 1. Managing any habitats retained within the development site to improve quality. This could be done, for example by: <ol style="list-style-type: none"> 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; 	<p>Policy LD2 – Biodiversity and geodiversity</p> <p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: <ol style="list-style-type: none"> a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species. 	<p>NDP Policy DM3 sets out that biodiversity net gain will be expected by various locally appropriate measures including retaining and improving trees and hedgerows and maintaining and restoring ponds and watercourses.</p> <p>This is in general conformity with Core Strategy Policy LD2 – Biodiversity and geodiversity which requires development proposals to conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, including through restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks, and the creation of new biodiversity features and wildlife habitats.</p>

<ul style="list-style-type: none"> D. Planting wildflower meadows on verges and green spaces; E. Providing details of external lighting to protect dark skies; and F. Introducing landscape features which reflect both landscape character types and Landscape Management Zones of the Wye Valley AONB Management Plan. <p>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:</p> <ul style="list-style-type: none"> 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. <p>3. A combination of the above.</p>	<p>D) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <ul style="list-style-type: none"> 2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and 3. creation of new biodiversity features and wildlife habitats. <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>	
<p>Policy DM4 River Wye Special Area of Conservation (SAC)</p> <p>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.</p>	<p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ul style="list-style-type: none"> 1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and 	<p>NDP Policy DM4 is included in the Plan in response to ongoing water quality issues in the River Wye SAC.</p> <p>It is in general conformity with Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 which require development proposals to not have adverse effects on wildlife and water quality.</p>

<p>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.</p>	<p>have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire;</p> <ol style="list-style-type: none"> 2. development is designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence; 3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime; 4. development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted; 5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible; 6. water conservation and efficiency measures are included in all new developments, specifically: <ul style="list-style-type: none"> • residential development should achieve Housing – Optional Technical Standards – Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/ day; or • non-residential developments in excess of 1,000 m² gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; 7. the separation of foul and surface water on new developments is maximised; 8. development proposals do not lead to deterioration of EU Water Framework Directive water body status; 9. development should not cause an unacceptable risk to the availability or quality of water resources; and 	
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	<p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p> <p>Policy SD4 – Wastewater treatment and river water quality</p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater. In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> • incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3; • phasing or delaying development until further capacity is available; • the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water 	
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	<p>treatment works or other appropriate measures to release capacity to accommodate new development;</p> <ul style="list-style-type: none"> • in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site. Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order: <ul style="list-style-type: none"> • provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway); • septic tank (discharging to soakaway). With either of these non-mains alternatives, proposals should be accompanied by the following: <ul style="list-style-type: none"> • information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or • where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC; • in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring. The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives. 	
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	<p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. <p>Policy LD2 – Biodiversity and geodiversity</p> <p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p> <ol style="list-style-type: none"> 1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows: <ol style="list-style-type: none"> a) Development that is likely to harm sites and species of European Importance will not be permitted; b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations; c) Development that would be liable to harm the nature conservation value of a site or species of local nature 	
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	<p>conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species. D) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <p>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and 3. creation of new biodiversity features and wildlife habitats. Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p> <p>Policy LD3 – Green infrastructure</p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives: 1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain; 2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and 3. integration with, and connection to, the surrounding green infrastructure network.</p>	
<p>Policy DM5 Responding to Local Character</p> <p>All development proposals should respond to local character and maintain the distinctiveness of Dormington and Mordiford NDP area.</p>	<p>Policy SS6 - Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with</p>	<p>NDP Policy DM5 sets out that development proposals should respond to local character and maintain the distinctiveness of Dormington and Mordiford NDP area and demonstrate how they have taken the relevant Design</p>

<p>All relevant 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 5:</p> <ul style="list-style-type: none"> • 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. <p>This should be based on an appropriate and proportionate assessment depending on the location, type and scale of proposal.</p> <p>Proposals for residential extensions and new buildings within the curtilage such as garages and outbuildings should respect the original dwelling and be subservient and proportionate in scale. Such proposals should only include those facilities and amenities necessary to support the occupation of the main dwelling house.</p>	<p>specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> • landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; • biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest; • historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings; • the network of green infrastructure; • local amenity, including light pollution, air quality and tranquillity; • agricultural and food productivity; • physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, Neighbourhood Development Plans and Supplementary Planning Documents should inform decisions upon proposals.</p> <p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> - demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; 	<p>Guidelines into account as set out in the Dormington & Mordiford Design Guide.</p> <p>This is in general conformity with Core Strategy Policy SS6 which requires development proposals to conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular landscape, townscape and local distinctiveness.</p> <p>Policy LD1 sets out that development proposals should demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas.</p> <p>Policy LD4 protects heritage, requiring proposals affecting heritage assets and the wider historic environment to protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.</p>
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	<ul style="list-style-type: none"> - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure. <p>Policy LD4 – Historic environment and heritage assets</p> <p>Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> 1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; 3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes; 4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and 5. where appropriate, improve the understanding of and public access to the heritage asset. <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes</p>	
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	<p>should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	
<p>Policy DM6 Sustainable Design</p> <p>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.</p> <p>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 5. These are:</p> <ul style="list-style-type: none"> • 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. 	<p>Policy SS7- Addressing climate change</p> <p>Development proposals will be required to include measures which will mitigate their impact on climate change. At a strategic level, this will include:</p> <ul style="list-style-type: none"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate; • supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles; • protecting the best agricultural land where possible; <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> • taking into account the known physical and environmental constraints when identifying locations for development; • ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading; • minimising the risk of flooding and making use of sustainable drainage methods; • reducing heat island effects (for example through the provision of open space and water, planting and green roofs); • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and • developments must demonstrate water efficiency measures to reduce demand on water resources. 	<p>NDP Policy DM6 requires all development proposals 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.</p> <p>This is in general conformity with Core Strategy Policy SS7 which requires development proposals to address climate change through various measures.</p> <p>Policy SD3 requires development to include water conservation and efficiency measures.</p>

	<p>Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.</p> <p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.</p> <p>...</p> <p>6. water conservation and efficiency measures are included in all new developments, specifically:</p> <ul style="list-style-type: none"> • residential development should achieve Housing - Optional Technical Standards - Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/ day; or • non-residential developments in excess of 1,000 m2 gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; 	
<p>Policy DM7 Housing</p> <p>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.</p> <p>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.</p>	<p>Policy SS2 - Delivering new homes</p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p> <p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi -functional centres for their surrounding rural areas. In the rural areas new housing development will be</p>	<p>NDP Policy DM7 supports new housing development within the settlement boundaries of Mordiford, Dormington and Priors Frome. Proposals will be expected to demonstrate that they will deliver housing which contributes to local needs.</p> <p>NDP Policy DM8 identifies 2 site allocations for new housing in the Group Parish within the settlement boundaries.</p> <p>This approach to housing is in general conformity with Core Strategy Policy SS2 which sets out the housing requirement for</p>

All proposals will contribute to a suitable mix of housing across the neighbourhood plan area and provide one or more of the following house types and sizes:

- 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.
- Smaller units of all tenures (1-3 bedrooms) suitable for first time buyers, young families and smaller households where the resultant dwelling does not contain more than 150m² gross internal floorspace.
- Accommodation for seasonal and permanent agricultural workers, including affordable larger (3-4 bedroom) units suitable for families.
- Opportunities for self-build schemes where the resultant dwelling does not contain more than 150m² gross internal floorspace.

Proposals for large residential extensions which are not proportionate to the original dwelling and conversions of two or more

acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

The broad distribution of new dwellings in the county will be a minimum of:

Rural settlements – see list in Place Shaping section	More limited range of services and some limited development potential but numerous locations	5,300
Total		16,500

Policy RA1 – Rural housing distribution

In Herefordshire’s rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county’s housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county’s rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13. This acknowledges that different areas of Herefordshire have different housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans

Herefordshire and the distribution of growth including for the rural area. Policy RA1 goes on to identify the growth figure for Hereford rural HMA and this provides a framework for the NDP housing policy and site allocations.

Core Strategy Policy RA2 sets out that housing proposals should generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

It is appropriate for the NDP to identify settlement boundaries for the three settlements of Mordiford, Dormington and Priors Frome in order to guide new development towards the existing built-up areas.

In addition, Core Strategy Policy H3 promotes a range and mix of housing units to help create balanced communities and refers to the latest Local Housing Needs Assessment.

small dwellings into one larger dwelling will not be acceptable where they would contribute to an unacceptable loss of smaller units available across the neighbourhood plan area.

In areas outside the Wye Valley AONB proposals for more than 10 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.

Within the Wye Valley AONB housing schemes will provide the following:

5. At least 50% affordable housing in market housing developments;
6. On-site affordable housing provision for housing developments of two dwellings and above; and
7. 100% affordable housing on Rural Exception Sites, with a lower percentage only being permitted in exceptional circumstances and the absolute minimum being 75%.

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)

in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Policy RA1 – Rural housing distribution continued

Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross-on-Wye	1150	14
Total	5300	

(Dormington & Mordiford Group Parish lies within the Hereford rural HMA where the minimum growth target is 18% or 57 new houses, with a net figure of 21 houses over the remaining plan period up to 2031.)

Policy RA2 - Housing in settlements outside Hereford and the market towns

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

<p>(Site DMNP5 in the Site Options and Assessment Report)</p> <p>Site DM8/1 is suitable for up to 10 dwellings.</p> <p>This site is located within the Wye Valley AONB and therefore developments will be expected to conserve and enhance the area's landscape and scenic beauty and wildlife and cultural heritage. Developments will be sensitively located and designed to avoid or minimise adverse effects on the AONB.</p> <p>Development will be supported where:</p> <ul style="list-style-type: none"> A. Suitable and safe vehicular and cycle access is provided including the provision of passing places on Sufton Lane; 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; and D. Development is concentrated in the open area to the west of the site (approx. 0.4ha). <p>In addition, taking into consideration the site's location in the Wye Valley AONB and the scattered settlement pattern of Woolhope Dome LMZ01, as identified within the Wye Valley AONB Management Plan 2021-2026, developments should:</p>	<p>Housing proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned; 2. Their locations make best and full use of suitable brownfield sites wherever possible; 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand. <p>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</p> <p>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'.</p> <p>Policy H3 – Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.</p> <p>...</p>	
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<p>E. Aim to have a lower density than the 30dph of nearby Sufton Rise; and F. Include bungalows in the western portion of the site to reduce visual impact and support a range of house types.</p> <p>Site DM8/2 Fort House, Upper Dormington, HR1 4ED (Site DMNP7 in the Site Options and Assessment Report)</p> <p>Site DM8/2 is suitable for 1 single storey eco-dwelling.</p> <p>Development will be supported where:</p> <p>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 subject to visibility splays; C. Vehicular access for the neighbouring timber company is re-aligned to protect the amenity of residents; and D. The development meets the requirements of Passivhaus standard or equivalent standard .</p>	<p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p>	
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<p>Policy DM9 Site Allocation for Rural Exception Housing</p> <p>Site DM9/1 The Lime Kiln, Hope Springs, Mordiford (Site DMNP6 in the Site Options and Assessment Report)</p> <p>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.</p> <p>This site is located within the Wye Valley National Landscape / AONB and therefore development will be expected to conserve and enhance the area’s landscape and scenic beauty and wildlife and cultural heritage. The development will be sensitively located and designed to avoid or minimise adverse effects on the AONB.</p> <p>Development will be supported where:</p> <p>A. Appropriate remediation (and if necessary, demolition) is carried out to ensure the site is suitable for residential use;</p> <p>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;</p> <p>C. Suitable and safe vehicular, pedestrian and cycle access to the site is provided;</p>	<p>Policy RA3 – Herefordshire’s countryside</p> <p>In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or 5. is rural exception housing in accordance with Policy H2; or 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4. <p>Policy H2 - Rural exception sites</p> <p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 1. the proposal could assist in meeting a proven local need for affordable housing; and 	<p>Site DM9 lies outside the settlement boundaries of the 3 settlements identified as suitable for development in the Core Strategy. It was put forward as an exception site for affordable housing in the countryside. If a development proposal comes forward it would be assessed against the criteria in RA3. The site is supported by the PC because it would help to deliver affordable housing in the area which is needed and evidenced in the parish HNA.</p>
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<p>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 and other landscape features are retained and where possible enhanced as part of landscaping schemes and the layout and design minimises visual impact on the surrounding sensitive landscape area.</p>	<ol style="list-style-type: none"> 2. the affordable housing provided 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 surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2. <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p>	
<p>Policy DM10 New Community Hall, Mordiford School</p> <p>Proposals for a new community hall building will be supported where:</p> <ol style="list-style-type: none"> 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 5); and 	<p>Policy SC1 – Social and community facilities</p> <p>Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is</p>	<p>NDP Policy DM10 supports the provision of a shared community / school hall to address a current lack of provision in the Group.</p> <p>This Policy is in general conformity with Core Strategy SC1 which supports enhancements where they are located in or close to settlements.</p>

<p>5. Landscaping schemes are designed to support local wildlife and provide biodiversity net gain on site</p> <p>This site is located within the Wye Valley National Landscape / AONB and therefore development of a new community hall building will be expected to conserve and enhance the area's landscape and scenic beauty and wildlife and cultural heritage. The development will be sensitively located and designed to avoid or minimise adverse effects on the AONB.'</p>	<p>available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>	
<p>Policy DM11 Sustainable and Active Travel</p> <p>Residential development should include sufficient flexible space and access to high-speed broadband and mobile telephone infrastructure to enable occupiers to work from home.</p> <p>All development should be accessible to walking, cycling, horse riding 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 5. In particular development should:</p> <ol style="list-style-type: none"> 1. Be located close to bus stops; and 2. Have accessible linkages to existing pedestrian, cycle and horse riding routes in the area including to local community facilities, the countryside, the City of Hereford and Rotherwas Industrial Estate; and 	<p>Policy SS4 Movement and Transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>....</p> <p>Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded as required in future local or Neighbourhood Development Plans and developer contributions, which meet the statutory tests, sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.</p> <p>Policy MT1 - Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p>	<p>NDP Policy DM11 requires residential development to 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 the Design Guide.</p> <p>This is in general conformity with Core Strategy Policies SS4 and MT1 which promote walking and cycling and access to public transport and require adequate parking and road safety measures.</p>

<p>3. Provide suitable and secure storage provision for bicycles; and</p> <p>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 5).</p> <p>In addition, development should have an active frontage and not be screened by hedges or planting schemes in order to promote driver awareness and reduced traffic speeds.</p>	<p>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</p> <p>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</p> <p>....</p>	
<p>Policy DM12 Local Infrastructure and Developer Contributions</p> <p>Developers may be required to support improvements in local infrastructure through Community Infrastructure Levy (CIL) or other mechanism, once adopted by Herefordshire Council.</p> <p>Such improvements could include, for example,</p> <ol style="list-style-type: none"> 1. Provision of safe and segregated walking, cycling and horse riding 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 and multi-use paths to the City Centre, Hereford Station and Rotherwas; 	<p>Policy ID1- Infrastructure Delivery</p> <p>Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.</p> <p>Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.</p> <p>A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.</p> <p>Policy SS4 Movement and Transportation</p>	<p>NDP Policy DM12 sets out that developers may be required to support improvements in local infrastructure through Community Infrastructure Levy (CIL) or other mechanism, once adopted by Herefordshire Council. Proposals include measures which support walking, cycling and traffic calming in the Parish. These measures are in general conformity with Core Strategy Policy SS4 which promotes walking and cycling.</p>

<p>6. Development of recommended cycle routes for leisure along rural lanes throughout the Parish; and</p> <p>7. Measures which help to conserve and enhance the AONB designation such as maintenance and enhancement of green spaces or support for the Herefordshire Community Foundation's Wye Valley AONB Community Fund.</p> <p>All schemes should be designed sensitively but effectively to respect the rural character of the local area and avoid unnecessary clutter and urbanisation.</p>		
<p>Policy DM13 Flooding, Wastewater, Sewerage and Water Supply</p> <p>New development and conversions of existing buildings will only be permitted where there is sufficient foul and surface water drainage, sewage treatment capacity and an adequate means of water supply. Proposals will be assessed against the following:</p> <p>1. Flood Resilience</p> <p>All new development in Dormington and Mordiford neighbourhood area is required to be flood and climate resilient.</p> <p>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:</p>	<p>Policy SD3 – Sustainable water management and water resources</p> <p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <p>....</p> <p>7. the separation of foul and surface water on new developments is maximised;</p> <p>8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and 10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>....</p>	<p>NDP Policy DM13 has been prepared in response the neighbourhood plan area's frequent adverse flooding events and risk of future flood risk. All new development in Dormington and Mordiford neighbourhood area is required to be flood and climate resilient, should be designed to maximise the retention of surface water on the development site and to minimise runoff and will be assessed on a case-by-case basis in relation to wastewater management and drainage.</p> <p>This Policy is in general conformity with Core Strategy Policy SD3 which requires proposals to not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works and Policy SD4 which sets out broad requirements for waste water treatment to protect water courses from pollution and includes phasing or delaying development until capacity is</p>

<p>A. Use of water-resistant materials for floors, walls and fixtures;</p> <p>B. Siting of electrical controls, cables and appliances at a higher than normal level;</p> <p>C. Setting the ground floor level where practical and feasible sufficiently high; and</p> <p>D. Raising land to create high ground where this would not result in increased flood risk elsewhere.</p> <p>2. Surface Water</p> <p>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 5.</p> <p>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.</p> <p>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.</p>	<p>Policy SD4 Wastewater treatment and river water quality</p> <p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.</p> <p>In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> • incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3; • phasing or delaying development until further capacity is available; • the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development; • in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and • where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site. <p>Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:</p>	<p>available and requirements where connection to existing infrastructure is not practical</p>
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<p>Planting schemes should include species which are resilient to periods of intense heat and drought and which do not need frequent watering.</p> <p>3. Wastewater and Sewage New development proposals will be assessed on a case-by-case basis in relation to wastewater management and drainage.</p> <p>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:</p> <p>A. support new development; and B. service new housing developments that have already come forward.</p> <p>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.</p> <p>4. Water Supply</p> <p>Proposals will only be permitted where there is no adverse impact on the quality or use of surface or ground water resources, including public and private boreholes serving other residential properties in the surrounding area.</p>	<ul style="list-style-type: none"> • provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway); • septic tank (discharging to soakaway). <p>With either of these non-mains alternatives, proposals should be accompanied by the following:</p> <ul style="list-style-type: none"> • information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or • where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC; • in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring. <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>	
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<p>Policy DM14 Rural Enterprise</p> <p>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.</p> <p>All such proposals should:</p> <ol style="list-style-type: none"> 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; 5. Not have an unacceptable adverse impact on local residential amenity; and 6. Consider landscape character and visual amenity, particularly for applications within the Wye Valley AONB, in terms of the AONB designation and its setting. 	<p>Policy RA6 - Rural Economy</p> <p>Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> • support and strengthen local food and drink production; • support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses; • involve the small scale extension of existing businesses; • promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism; • promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced; • support the retention of existing military sites; • support the retention and/ or diversification of existing agricultural businesses; <p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they:</p> <ul style="list-style-type: none"> • ensure that the development is of a scale which would be commensurate with its location and setting; • do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell; • do not generate traffic movements that cannot safely be accommodated within the local road network; and • do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. 	<p>NDP Policy DM14 sets out that 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. Local criteria are provided.</p> <p>This is in general conformity with Core Strategy Policy RA6 which supports proposals which diversify the rural economy, where they are of appropriate scale, protect residential amenity and do not cause adverse impacts on the local road network.</p>
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<p>Policy DM15 Community Energy Schemes</p> <p>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.</p>	<p>Policy SD2 – Renewable and low carbon energy generation</p> <p>Development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> 1. the proposal does not adversely impact upon international or national designated natural and heritage assets; 2. the proposal does not adversely affect residential amenity; 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and 4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user. <p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> • the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and • following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community. 	<p>NDP Policy DM15 supports small scale community-led renewable energy schemes for resident and business use 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.</p> <p>This Policy is in general conformity with Core Strategy SD2 which supports renewable and low carbon energy development subject to various criteria including consideration of impacts on natural and heritage assets.</p>
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f. Be Compatible with EU Obligations

A neighbourhood plan must be compatible with EU obligations, as incorporated into UK law, in order to be legally compliant. Notwithstanding the United Kingdom's departure from the EU, these obligations continue to apply unless and until repealed or replaced in an Act of Parliament.

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that *'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.'*

The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan

The NDP must not breach the requirements of Chapter 8 of the Conservation of Habitats and Species Regulations 2017 (d).

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, effective from 28 December 2018, prescribes the following additional Basic Condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the TCPA 1990:

‘The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017’.

Regulation 106(1) of Chapter 8 states that: ‘a qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under Regulation 105 (that assessment is necessary where the neighbourhood plan is likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects) or to enable it to determine whether that assessment is required’.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The River Wye SAC can be sensitive to changes in water quantity and quality. There are some sections of the River Wye SAC, mainly the River Lugg catchment area, where the water quality targets are already exceeding set levels and therefore the river is failing its ‘favourable condition’ status. This area is subject to measure to reduce nutrients particularly phosphates in line with the targets.

The River Lugg is considered to be ‘failing’ its water quality targets because it has exceeded the phosphate limit over 3 years testing period. Testing is undertaken between March and September by the Environment Agency.

Dormington & Mordiford Group Parish falls within the River Lugg catchment area which is failing its water quality objectives at present. Therefore, an Appropriate Assessment has been undertaken.

The **Environmental Report for Dormington & Mordiford Group Neighbourhood Area** was published in January 2024 by Herefordshire Council. The Non Technical Summary sets out:

‘Strategic Environmental Assessment (SEA) is an important part of the evidence base which underpins Neighbourhood Development Plans (NDP), as it is a systematic decision support process, aiming to ensure that environmental assets, including those whose importance transcends local, regional and national interests, are considered effectively in plan making.

Dormington and Mordiford Group Parish Council have drafted their NDP and has been subject to environmental appraisal pursuant to the SEA Directive. Dormington and Mordiford is an amalgamation of two civil parishes, Dormington with Mordiford. The group parish is located 3 miles to the southeast of the City of Hereford and main settlements comprise of Dormington

in the west, Mordiford to the south, Priors From in the centre, equidistant to the two main settlements and Checkley to the east.

The draft Dormington and Mordiford NDP includes 9 objectives which are intended to address a number of issues highlighted and it is intended that these objectives will be delivered by 15 planning policies including site allocations and criteria-based policies. There is a housing requirement for the NDP to deliver a minimum of 21 dwellings by 2031. A number of alternative site options have also been tested. Two sites have been proposed for and expected to deliver 11 dwellings. Along with completed and committed dwellings and a windfall allowance, it is expected to meet or exceed the minimum housing requirement of 21 houses up to 2031.

The environmental appraisal of the Dormington and Mordiford NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved Scoping and Stage B provides a review and analysis of the NDP. Stage C involved preparing an Environmental Report. Stage D will comprise of a formal consultation on both this and the Draft Plan itself.

Habitat Regulations Assessment (HRA) screening (April 2014) showed that a full HRA assessment was required. A separate report has been produced outlining this to accompany the draft Dormington and Mordiford NDP.

On the whole, it is considered that the draft Dormington and Mordiford NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which reflects the proportionate growth that is prescribed by strategic policies. There are some revised wording changes suggested to strengthen or clarify some policies areas as a result of the SEA.

Once made (adopted) by Herefordshire Council, the effects of the policies within the Dormington and Mordiford NDP will be monitored annually via the Council's Authority Monitoring Report (AMR).'

The Appropriate Assessment Report for: Dormington & Mordiford Group Neighbourhood Area was published in January 2024.

The Executive Summary sets out:

'Executive summary

This report addresses the Appropriate Assessment (AA) stage of the HRA and considers the adverse effects on the integrity of the River Wye (including the River Lugg) SAC.

Recent advice and responses from Natural England and the Dutch Case, it is considered that a Stage 2 Appropriate Assessment is now required. This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Dormington and Mordiford Group Neighbourhood Plan through to adoption. The Screening report April 2014 found that the River Wye (including the River Lugg) SAC falls within the Neighbourhood Area. There is no other SAC to be taken into account within this Neighbourhood Area assessment.

The majority of the policies within the submission Dormington and Mordiford Group NDP are not site allocations but have criteria to support development. All developments would all require a further planning application.

The four site allocations within submission NDP have also been assessed. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

The most significant issue with the Wye catchment is regarding water quality and these issues form the majority of the assessment of these policies.

At this stage the appropriate mitigation measures can also be considered against each of the policies. The table within appendix 3 indicates where this has been the case. Herefordshire Council are investigating a wide range of mitigation measures and working with partners to resolve the current water quality issues within the Lugg catchment. The mitigation measures references within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.

This report has taken account of the Nutrient Neutrality and HRA update released and Ministerial Statement issued by Department for Levelling Up, Housing and Communities on the 20/21 July 2022.

The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC when the mitigation and avoidance measures have been taken into account.'

4.0 Conclusion

The prescribed conditions have been met in relation to the Dormington & Mordiford Group Parish Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Dormington & Mordiford Group Parish Council

January 2025

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