

Dormington and Mordiford Group
Neighbourhood Development Plan
2025 – 2031

Submission Plan

Dormington and Mordiford Group Parish Council
January 2025

Dormington and Mordiford NDP Steering Group
On behalf of the Parish Council

With the assistance of



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Foreword

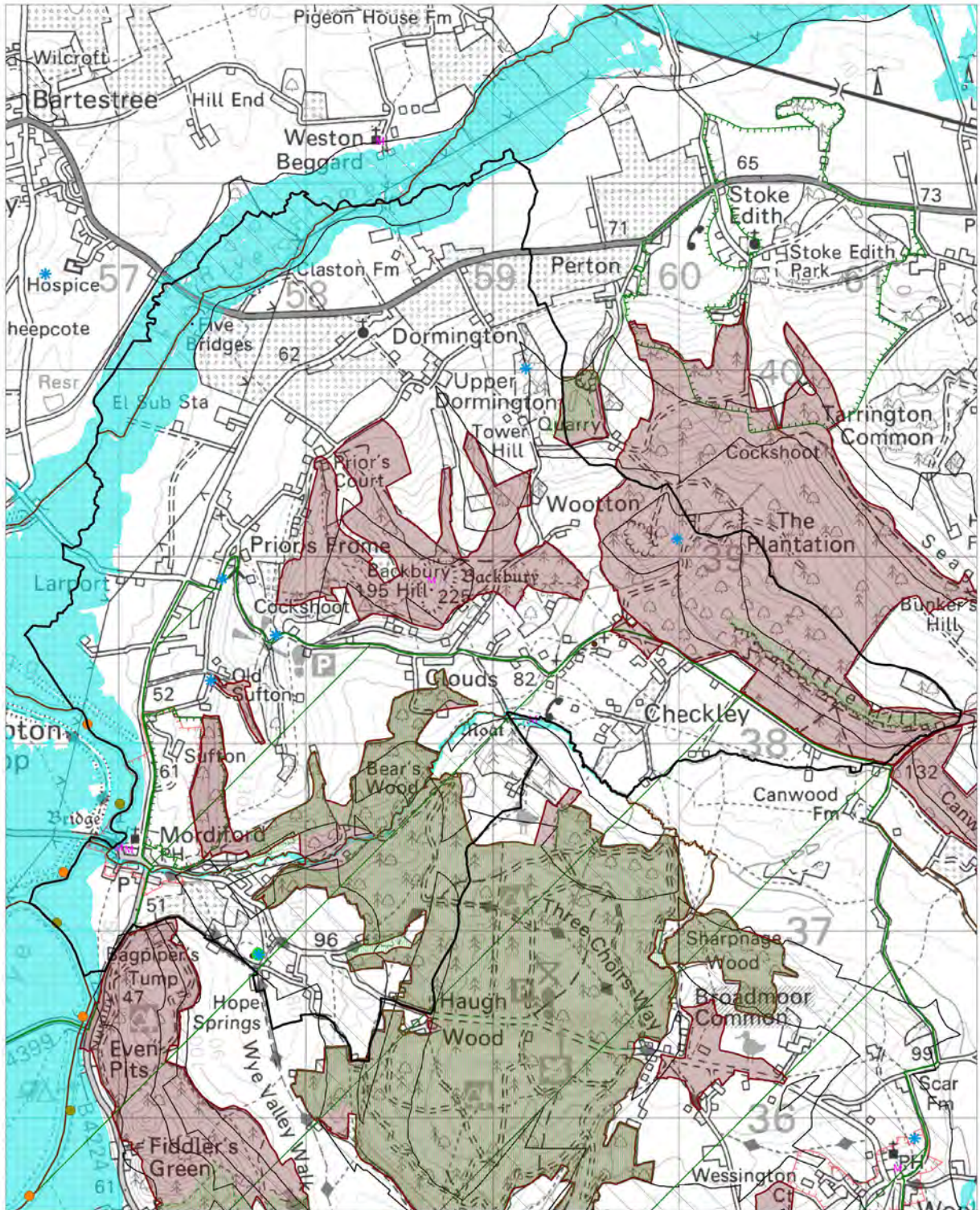
Welcome to the Neighbourhood Development Plan (NDP) for Dormington and Mordiford Group Parish.

This is the Submission version of the Plan. It has been updated and amended following consideration of the responses to the Regulation 14 public consultation which was undertaken from Monday 29th January 2024 until 5pm Monday 11th March 2024.

Map 1 Dormington and Mordiford Neighbourhood Area and Parish



Map 2 Dormington & Mordiford Group Parish NDP Policies Map



- Neighbourhood Area
- Land Liable to Flood (SD3)
- Local Wildlife Site (LWS) (LD2)
- Special Area for Conservation (LDS, SD3, SD4)
- Safeguarding Mineral Reserves
- Area of Outstanding Natural Beauty (LD1)
- Scheduled Ancient Monuments (LD4)
- Conservation Area (LD4)
- Registered Historic Parks & Gardens (LD3, LD4)
- Site of Special Scientific Interest (LD2, SD4)
- Local Geological Sites (LD2)

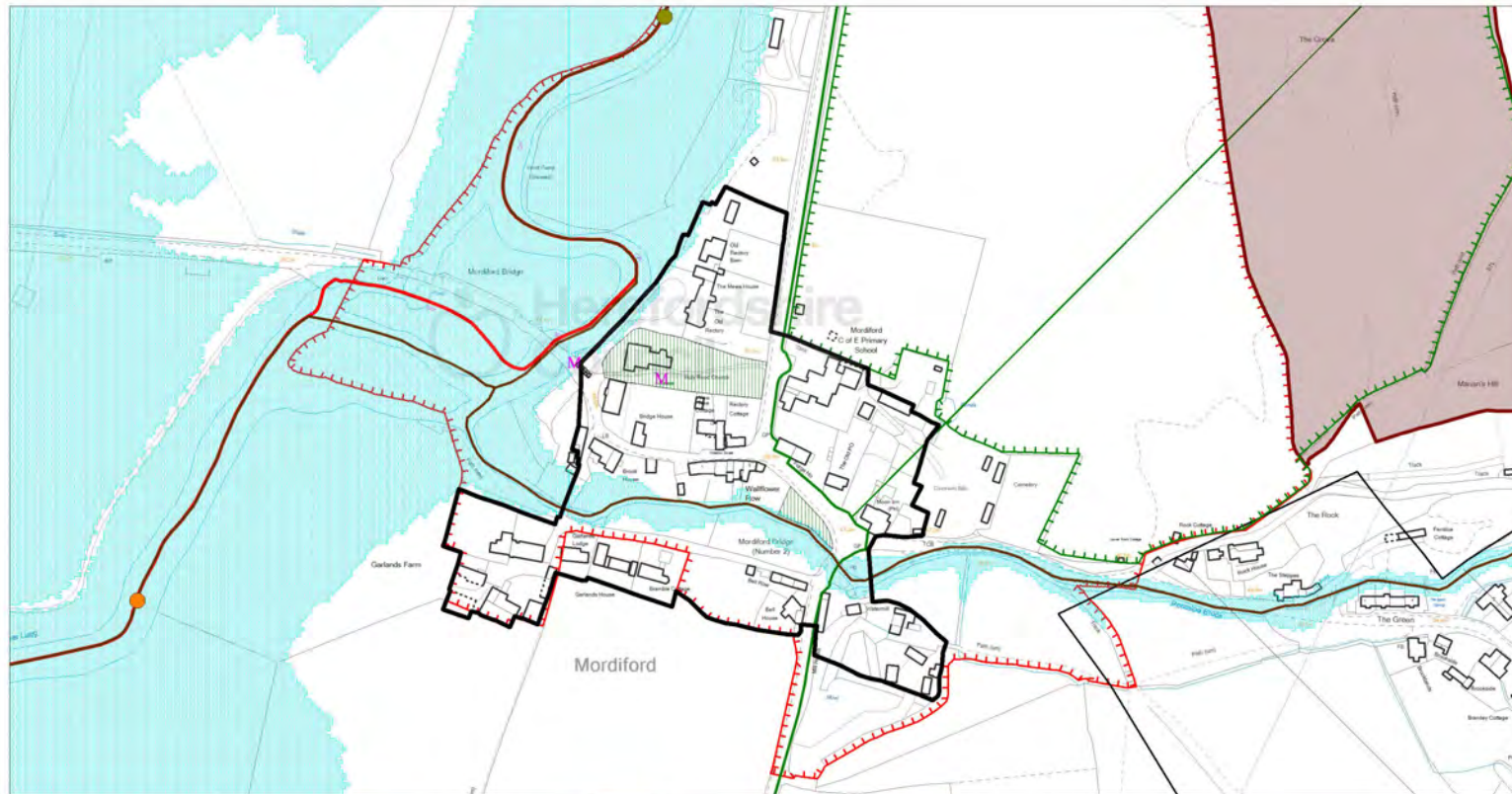
(Local Plan - Core Strategy) General Policies are shown in brackets. The Strategic and/or Place Shaping Policies in the same document may also apply.
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Dormington & Mordiford Group Parish Policies Map

Scale 1: 18000
at A3 size



Map 2A Mordiford Village Policies Map



- Settlement Boundary (DM7)
- Local Green Space (DM2)
- Conservation Area
- Land Liable to Flood
- Special Area for Conservation
- Site of Special Scientific Interest
- Local Wildlife Site (LWS)
- Area of Outstanding Natural Beauty
- Safeguarding Mineral Reserves
- Registered Historic Parks & Gardens
- Scheduled Ancient Monuments

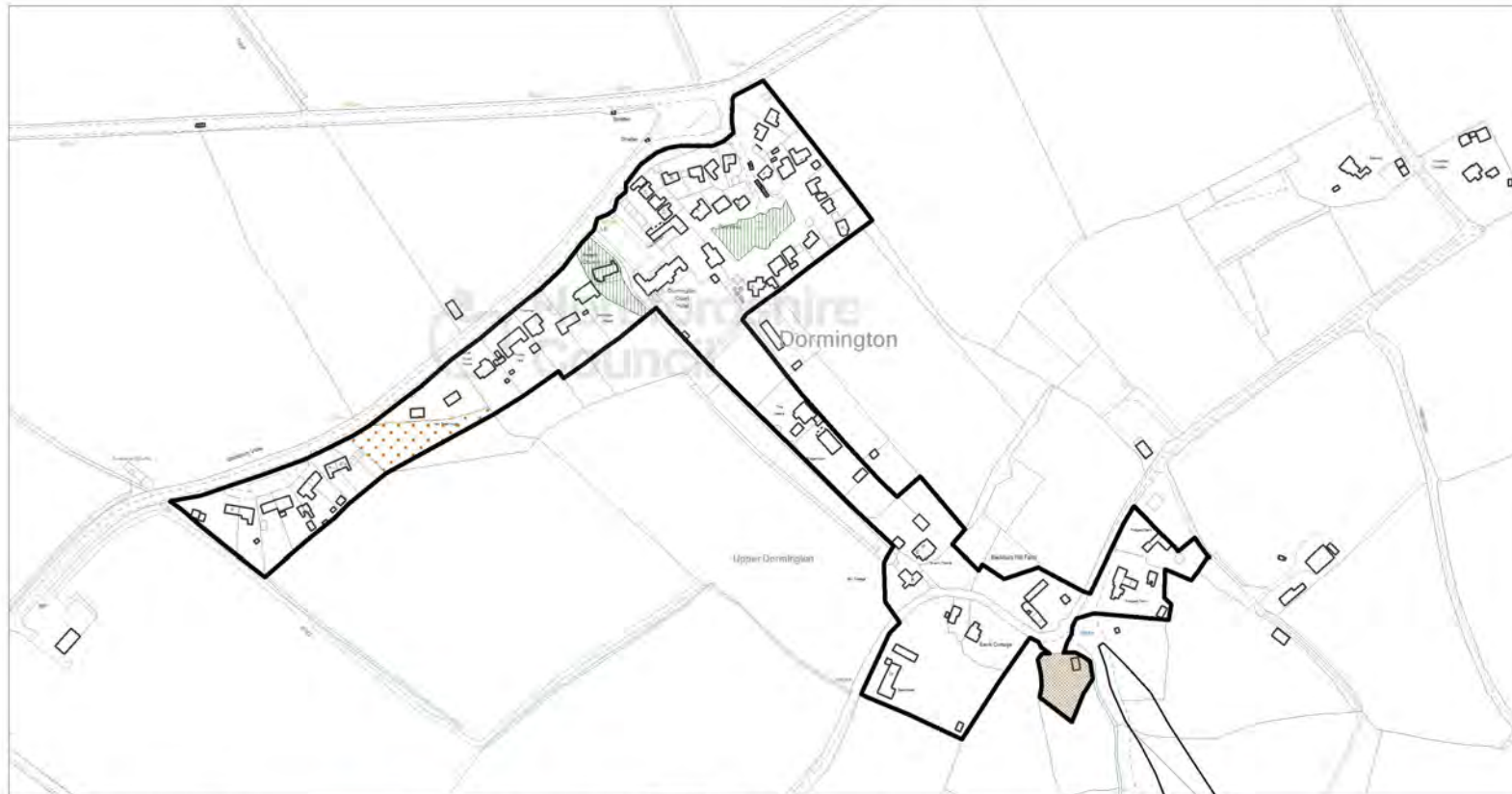
Mordiford village Policies Map

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Map 2B Dormington Village Policies Map



- Settlement Boundary (DM7)
- Local Green Space (DM2)
- Proposed Housing Sites (AST5)
- Commitment Sites
- Safeguarding Mineral Reserves

Dormington village Policies Map

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Map 2C Priors Frone Village Policies Map



- | | | |
|--------------------------------|------------------------------------|-------------------------------------|
| Settlement Boundary (DM7) | Area of Outstanding Natural Beauty | Registered Historic Parks & Gardens |
| Local Green Space (DM2) | Local Wildlife Site (LWS) | Conservation Area |
| Proposed Housing Sites (DM8/1) | Land Liable to Flood | Safeguarding Mineral Reserves |
| Local Geological Sites | | |

Priors Frone village Policies Map

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Map 2D Checkley Common Policies Map

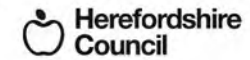


-  Local Green Space (DM2)
-  Local Wildlife Site (LWS)
-  Safeguarding Mineral Reserves
-  Area of Outstanding Natural Beauty
-  Site of Special Scientific Interest

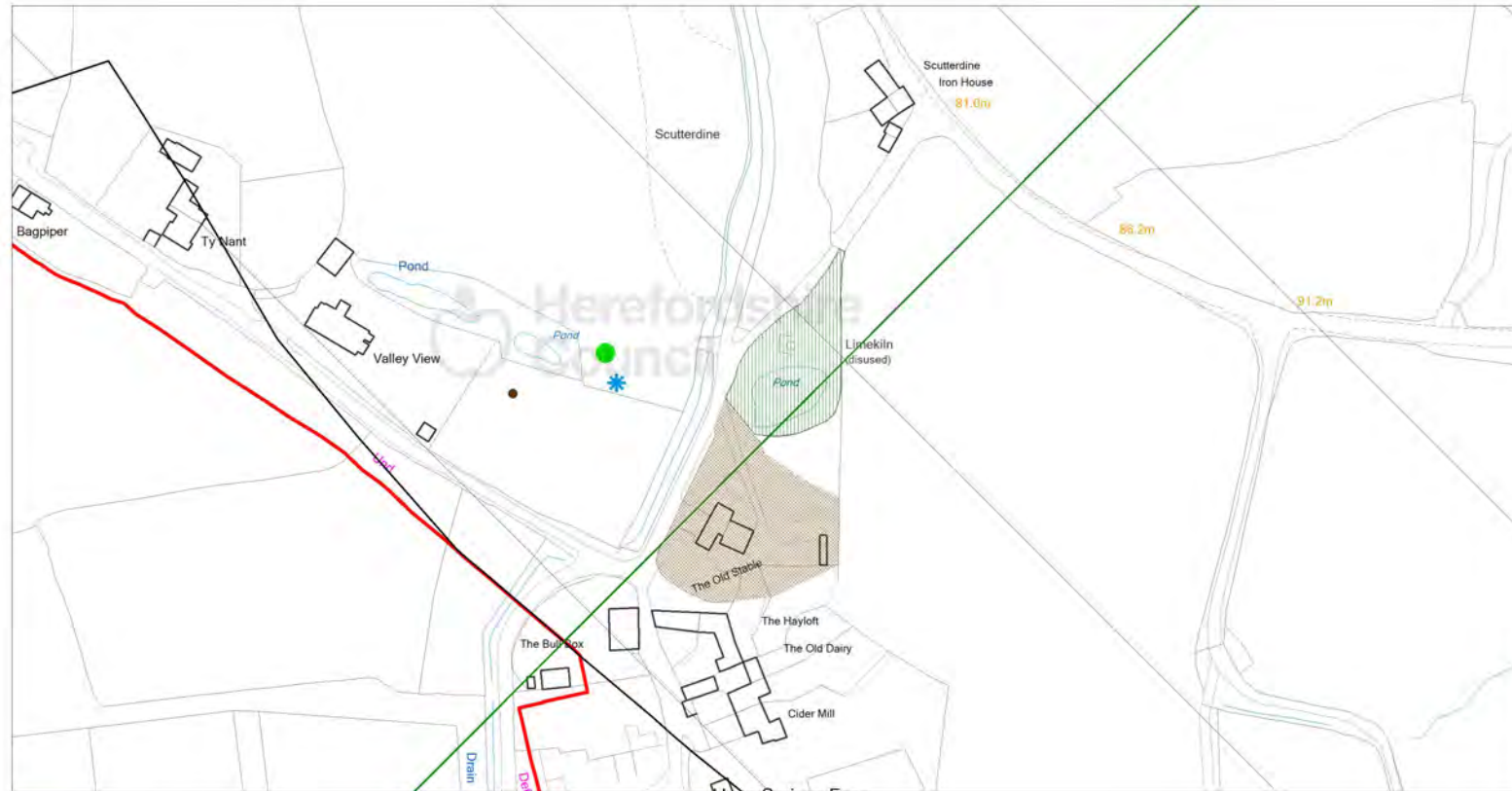
Checkley Common Policies Map

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Map 2E Lime Kiln Area Policies Map



- Proposed Housing Sites (DM9/1)
- Local Green Space (DM2)
- Local Geological Sites
- Site of Special Scientific Interest
- Local Wildlife Site (LWS)
- Area of Outstanding Natural Beauty
- Safeguarding Mineral Reserves
- Neighbourhood Area

Lime Kiln Area Policies Map

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1.0 Introduction



Apple Blossom

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

What is a Neighbourhood Development Plan?

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

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

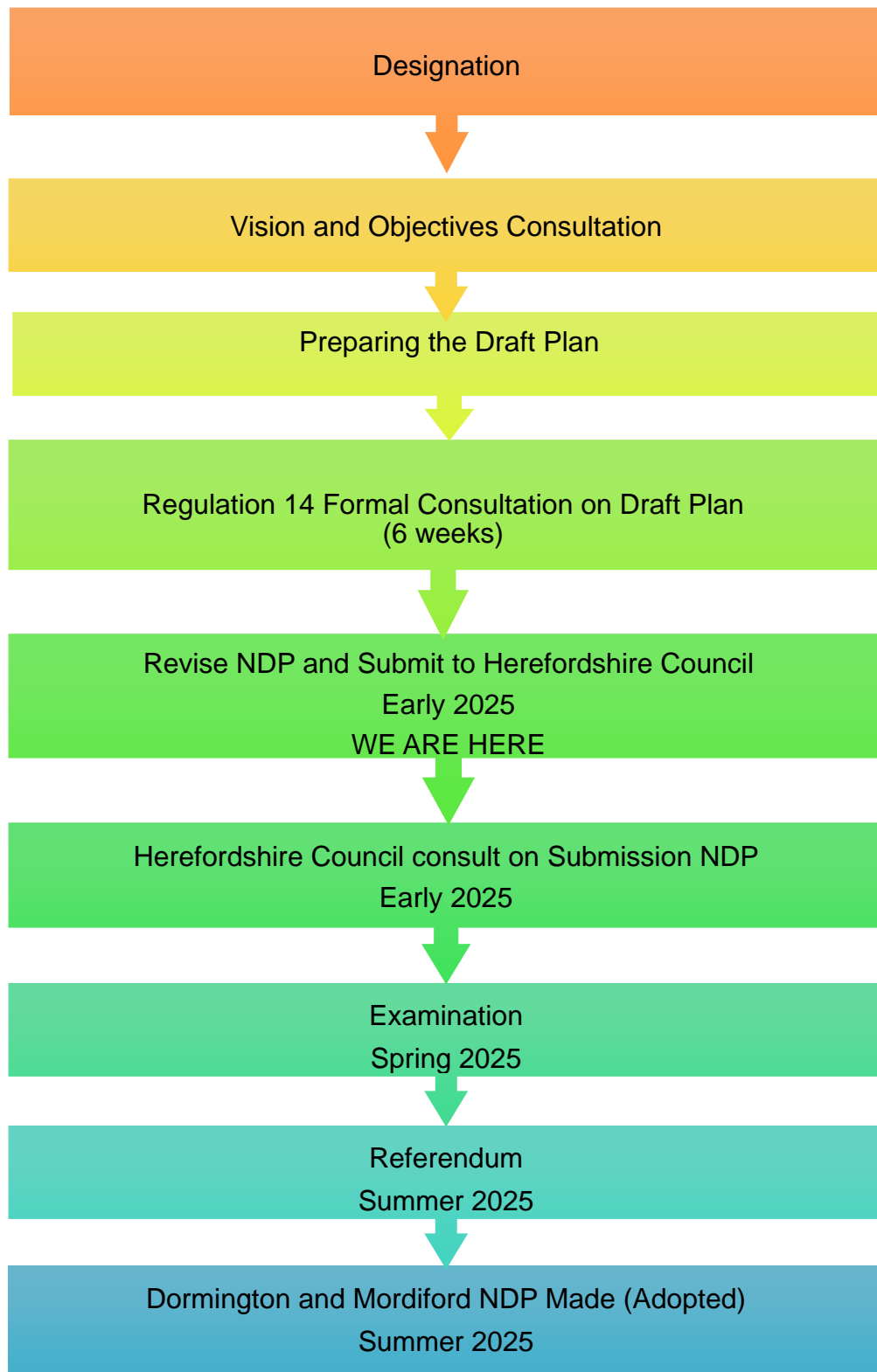
- 1.5 NDP Policies also have to 'have regard to' national planning policy, as set out in the [National Planning Policy Framework \(NPPF\)](#) and other National Planning Practice Guidance, Ministerial Statements and Government advice. The most recent NPPF was published on 12th December 2024, but paragraph 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.
- 1.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by the responses to public consultations. Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance (including being in general conformity with strategic policies and having regard to national policies as set out above). These basic conditions will be tested at the examination stage.

The NDP Process

- 1.7 Preparing an NDP is a complex and lengthy process and is set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). Following the formal consultation on the Draft Plan, the Plan will be revised and submitted to Herefordshire Council who will check it and publish it for a further 6 weeks consultation. The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Herefordshire Council and used to help determine planning applications alongside Herefordshire Council's planning policies.
- 1.8 This process is set out in Figure 1.
- 1.9 There are therefore several more stages following this formal consultation and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.10 We hope to achieve all this and have a plan in place by the end of 2025.

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

Figure 1: NDP Process



2.0 Key Steps in Preparing the Dormington and Mordiford NDP

Neighbourhood Area Designation and First Steps

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

Vision and Objectives Consultation, Spring 2022

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

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

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

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

Dormington & Mordiford Design Guide, 2023

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

Group Parish Housing Needs Survey, April to May 2023

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

Informal Public Consultation - Emerging Draft Plan, Summer 2023

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

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

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

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

Regulation 14 Public Consultation - Monday 29th January 2024 until 5pm Monday 11th March 2024

- 2.30 The Draft Plan was published for Regulation 14 formal consultation for 6 weeks from 29th January 2024 until 11th March 2024.
- 2.31 The Draft NDP and the Appendix with the Dormington & Mordiford Design Guide and all relevant documents were published on the NDP pages of the Parish Council website: <https://dormingtonmordifordgroup-pc.gov.uk/ndp/>.
- 2.32 Statutory consultees and other bodies and organisations were notified by email. The consultation was publicised in the Herefordshire Times and parish newsletter as well

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

as on the Parish Council website and notice boards. Postcards were delivered to all households with the relevant web links and QR codes and an invitation to respond to the consultation as well as advice about obtaining hard copies of the relevant documents.

- 2.33 An open drop-in event was held on Tuesday 5th March from 6.30pm – 8.00pm at Mordiford School where stakeholders could meet the NDP Steering Group members, view copies of the Draft NDP and Dormington & Mordiford Design Guide and find out more about the Neighbourhood Plan.
- 2.34 Responses were invited using a response form which could be downloaded from the website and emailed back to clerk@dormingtonmordifordgroup-pc.gov.uk. Printed copies could be completed and returned to one of the reply boxes provided at Mordiford School, the Moon Inn pub at Mordiford, Dormington Church or Checkley Church, or bring it to the drop in event on 5th March. Hard copies of the Draft NDP, Dormington & Mordiford Design Guide and Response Forms were also available at these locations. Written responses were also welcome.
- 2.35 Full details of the Regulation 14 consultation process, the submitted responses and how the Plan has been amended are provided in the accompanying Consultation Statement.
- 2.36 In summary, the key changes include:
- Amendments to take account of the need for more detailed references to the Wye Valley National Landscape (AONB) and the need to protect this special landscape. These included changes to housing policies and site allocations and landscape and design policies.
 - Former Site DM8/3 was deleted in response to concerns from Herefordshire Council about the sensitivity of the site and comments about whether a site allocation for a single dwelling would make a significant contribution to the overall housing target for the neighbourhood plan area.
 - The site plan of Site DM8/2 was amended in line with the landowner's updated information and maps.
 - Mordiford settlement boundary was amended to exclude former site allocation DM8/3.
 - There were other amendments to policies related to drainage, water provision and highways issues and PROW.

3.0 An Overview of Dormington and Mordiford

Introduction

- 3.1 Dormington and Mordiford Group Parish and Neighbourhood Area is in a very rural and beautiful part of Herefordshire, much of it within the Wye Valley National Landscape³ (hereafter referred to as 'Wye Valley AONB'). It is a Group Parish comprising Dormington and Mordiford parishes and extends across 1,600 hectares.
- 3.2 The Parish lies about 3 miles to the southeast of the City of Hereford and south of the A438. The main settlements are Dormington which has a church (St Peters) and cluster of cottages and farms just south of the A438, and Mordiford which has a pub (The Moon Inn) overlooking Mordiford Bridge, Mordiford Primary School and the Church of the Holy Rood. Other small settlements include Priors Frome located between Dormington and Mordiford and Checkley to the east. There are numerous other smaller hamlets, farmsteads and individual houses scattered across the area.
- 3.3 The Parish includes sections of the Rivers Frome and Lugg to the west. The Frome flows into the Lugg, which in turn is a tributary of the River Wye, joining it just south of Mordiford Bridge. Parts of the Parish lying close to the rivers are in areas of flood risk.
- 3.4 The landscape is undulating, rising steeply to the east of the river valleys, and includes areas of pasture, arable land and woodland. Agriculture is an important part of the local economy, and there are apple and cherry orchards as well as hops. The area is popular with tourists and has some short-term holiday lets. Rural industries also include forestry and shooting.
- 3.5 The neighbourhood area has significant built heritage interest and a distinctive rural character. There are 48 listed buildings (see Appendix 1), including the two churches which are both Grade II* and several scheduled monuments including the landmark Mordiford Bridge, Ethelbert's Camp and a moated site. Mordiford has a Conservation Area. There is evidence of a medieval Holloway, which seems to begin on Checkley Common, where it is recorded on ancient maps as a pond and runs alongside the road towards Priors Frome. It is visible in part as a deep ditch on either side of the road, or forms part of the road when it runs between steeply rising embankments.
- 3.6 The Parish also has significant areas of wildlife importance. It lies partly within the Wye Valley and River Lugg Special Areas of Conservation (SAC) and there are several Sites of Special Scientific Interest (SSSI) including part of Perton Roadside Section and Quarry, Scutterdine Quarry, Little Hill, Woodshuts Wood and Haugh Wood. The wooded areas include Ancient Woodlands.
- 3.7 Environmental designations and constraints are shown on the two SEA Maps in Appendix 2.
- 3.8 Information from the 2021 Census shows that the population of Dormington & Mordiford Parishes was 268 and 567 and has changed very little since 2001 (260 and 544 respectively).
- 3.9 In 2021 there were 110 households in Dormington and 240 households in Mordiford (rounded to the nearest 10).

³ Wye Valley National Landscape is a designated Area of Outstanding Natural Beauty (AONB)

Spotlight on Dormington



Dormington Church

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

glass. The West window depicts Justice and Fortitude. It was designed by Edward Burne-Jones and installed by (William) Morris & Co in 1902. The East window was installed in 1901 and was designed by Mary Lowndes 1857-1929 (Chair of the Artists' Suffrage League) and Isabel Cloag (1865-1917); both well-respected stained-glass artists.

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



Dormington, looking south



Dormington Knocker



Burne-Jones glass

Spotlight on Priors Frome

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



Housing in Priors Frome

Spotlight on Mordiford



View of Old Rectory and Church, Mordiford

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

Traffic and safety

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

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

History

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

Buildings

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

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

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

Landscape

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



Mordiford from Serpents Lane

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



Kingsley Copse

Flooding

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



Local flooding

Spotlight on Checkley

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

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

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



Checkley Common

Figure 2: Checkley Common Site Evaluation

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

4.0 Dormington and Mordiford Neighbourhood Plan Vision and Objectives



Queen's Jubilee Bonfire, Swardon

Vision

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

Vision 2025 – 2031

Environment: By 2031 Dormington and Mordiford will be a sustainable, carbon neutral and primarily rural parish. The beautiful landscape character of river valleys, woodland and pasture, and distinctive habitats and wildlife will be conserved and enhanced. Modest development will be designed to be sensitive to its local historic context and landscape characteristics, whilst incorporating high standards of energy and resource efficiency. High quality contemporary designs will be in harmony with their surroundings. Overall, the Parish will provide a high quality of life for residents and visitors where the natural environment, built heritage and recreational opportunities are accessible, valued and enjoyed by all. It will be important to utilise local resources; development undertaken by local people living locally using local materials will in turn reduce carbon footprint and importantly, strengthen community spirit and sustain local people's housing needs.

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

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

Objectives

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

Neighbourhood Plan Objectives

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

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

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

(Through NDP Policies DM5 and DM6)

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

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

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

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

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

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

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

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

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

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

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

(Through NDP Policies DM14 and DM15)

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

(Through NDP Policy DM14).

5.0 Planning Policies

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

Where relevant the Policies refer to the Dormington and Mordiford NDP Policies Maps on pages 8, 9, 10, 11 and 13.

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

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



Dormington from the air looking south

5.1 Natural Environment



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

Local Landscape Character

- 5.1.1 The Group Parish extends westwards from the hill tops and steep slopes of the valley sides down to the low-lying river floodplains of the Rivers Frome, Lugg and Wye. Areas of mature deciduous woodland cover parts of the hillsides and hilltops and some of these include ancient woodland. The river valleys and lower levels include traditional orchards, hop fields, pasture and arable land. Fields are bounded by mature hedgerows.
- 5.1.2 Landscape Character Assessment data is extremely important in our Parish, as it is part of national policy to define boundaries of landscape parcels which have a distinctive combination of common landscape features. They provide context to conservation matters and planning policy.
- 5.1.3 The southern part lies within the northern section of the Wye Valley National Landscape. A National Landscape is one of 46 areas within England, Wales and Northern Ireland safeguarded in the national interest for its distinctive character and beauty. The legal designation is still 'Area of Outstanding Natural Beauty' (AONB). The Wye Valley AONB Management Plan 2021- 2026 is an important document and notes the Key Features and Special Qualities of LMZ01 Woolhope Dome which contribute to local landscape character in the Group Parish. The Identified Features and link to Special Qualities [SQ] are:
- Ancient broadleaved & mixed woodland [SQ2, SQ18]
 - Varied topography [SQ9]
 - Hedgerow network often with mature trees [SQ5, SQ18]
 - Mixed farming [SQ1]
 - Traditional orchards with locally distinctive apple & pear varieties [SQ1, SQ27]
 - Streams [SQ3]


- Irregular field patterns, often linked with semi-natural grassland [SQ4]
- Scattered settlement pattern [SQ20]
- Commons [SQ26]
- Filtered and medium distance views [SQ11]
- Grey and brown Silurian limestone soils [SQ6]
- Sandstone at heart of dome, surrounded by concentric limestone ridges separated by clay vales [SQ6].





5.1.4 At a Herefordshire level [the Herefordshire Landscape Character Assessment 2023](#) identifies local landscape types. The landscape character type for the Group Parish is a majority Wooded Limestone Ridges on the distinctive high ground with areas of Lowland Farmlands and River floodplains along the west Parish boundary.





Key Views

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

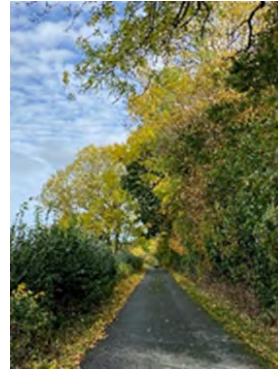
Table 1: Key Views

<p><i>View 1</i> <i>Backbury Hill from Joans Hill</i></p>	
<p><i>View 2</i> <i>Looking towards Checkley from Joan’s Hill</i></p>	

<p><i>View 3</i> <i>View from Swardon towards Priors</i> <i>Frome</i></p>	 A photograph showing a view from Swardon towards Priors Frome. The foreground features a green field and a metal railing. In the background, there are trees and a distant town under a clear sky.
<p><i>View 4</i> <i>View from Tower Hill towards</i> <i>Checkley</i></p>	 A photograph showing a view from Tower Hill towards Checkley. The foreground is a green field with some trees. In the background, there is a town and a valley under a cloudy sky.
<p><i>View 5</i> <i>Sunset from Upper Dormington</i> <i>looking towards the West</i></p>	 A photograph showing a sunset from Upper Dormington looking towards the West. The sun is low on the horizon, casting a golden glow over a dark landscape with trees and a field.
<p><i>View 6</i> <i>Mordiford Bridge, the Old Rectory</i> <i>and the River Lugg</i></p>	 A photograph showing Mordiford Bridge, the Old Rectory, and the River Lugg. The foreground is a green field. In the background, there is a town with a bridge and a river under a blue sky with white clouds.

<p><i>View 7</i> <i>Mordiford Church Gatehouse</i></p>	
<p><i>View 8</i> <i>Dinedor and Aconbury Hill from Swardon Quarry (during Jubilee)</i></p>	
<p><i>View 9</i> <i>Backbury from Upper Dormington Road</i></p>	
<p><i>View 10</i> <i>The River Wye at Mordiford</i></p>	

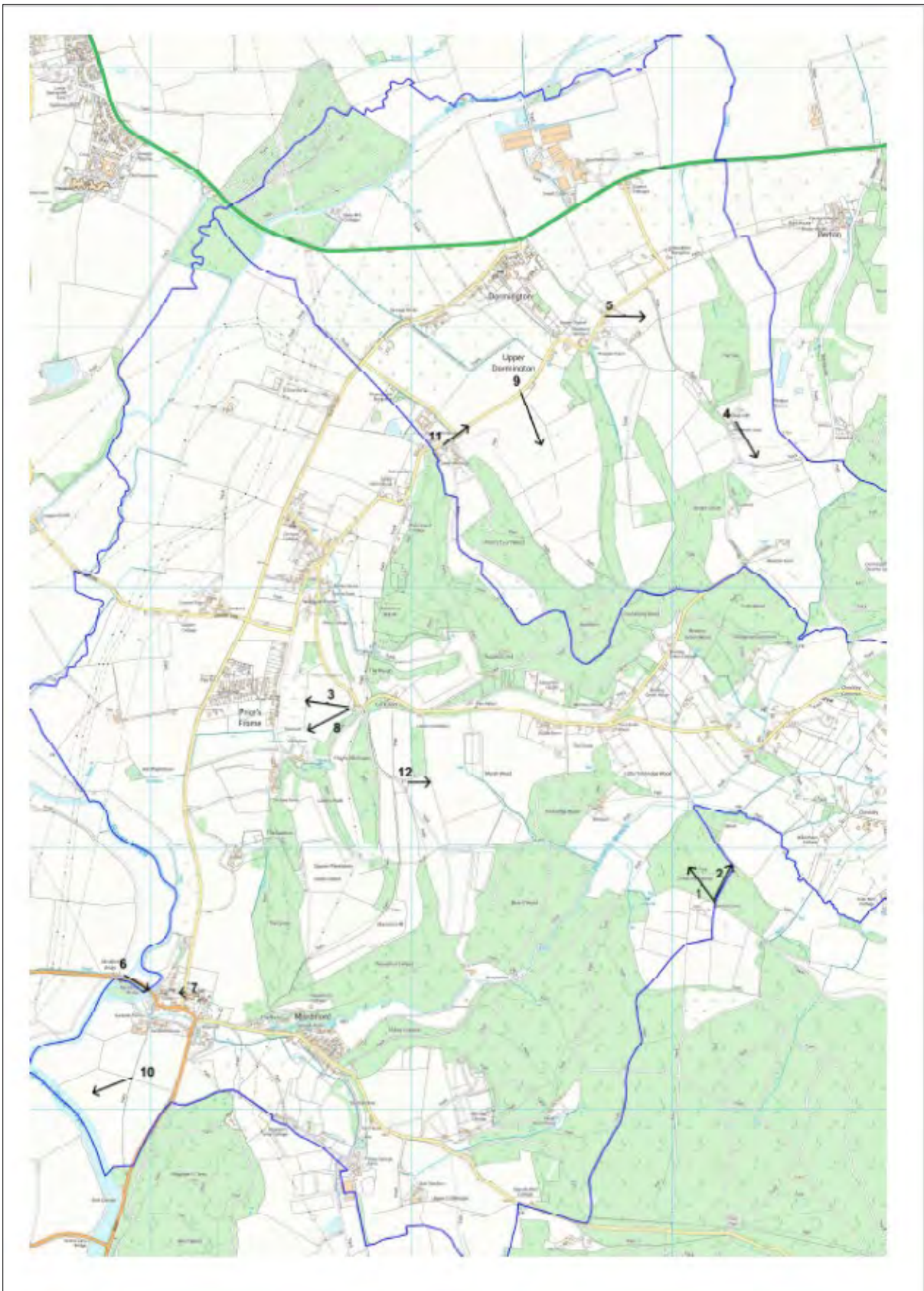
*View 11
Upper Dormington Road*



*View 12
Checkley view from Checkley Barn
picnic area*



Map 3 Key Views



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Dormington & Mordiford Design Guide

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

Policy DM1 Conserving and Enhancing Local Landscape Character

Development proposals should conserve and enhance local landscape character and where appropriate the landscape and scenic beauty of the Wye Valley AONB by:

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 landscape, its landscape features, important views, wildlife habitats or cultural heritage.

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.
3. Incorporating designs which follow the guidance for landscaping set out in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 5. Specifically, these are:
 - Design Guideline 02: Settlement Edges;
 - Design Guideline 03: Green Infrastructure and Open Space;
 - Design Guideline 10: Respecting Areas of Local Significance; and
 - Design Guideline 12: Respecting Landscape in Views.
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;
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;
6. Conserving the Key Features and Special Qualities of Woolhope Dome, including the scattered settlement pattern, filtered and medium distance views, and irregular field patterns, often linked with semi-natural grassland; and
7. Wye Valley AONB
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:

- 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.

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):

- Wye Valley National Landscape Position Statement: Dark Skies & Artificial Light Pollution⁴; and
- Position Statement: Housing Development in The Wye Valley National Landscape and Its Setting (England LPAS)⁵; and
- Position Statement: Landscape-Led Development⁶.

Local Green Spaces

5.1.13 The NPPF sets out that local communities can protect small open spaces that are of particular local significance. Paragraphs 105 to 107 advise:

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

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

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

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




⁴ <https://www.wyevalley-nl.org.uk/wp-content/uploads/Dark-Skies-Artificial-Light-Pollution-FINAL-V1-Nov-2024.pdf>



⁵ [Housing-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-1.pdf](#)



⁶ [Landscape-led-Development-ENGLAND-LPAs-only-FINAL-V1-Feb-2024-2.pdf](#)




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





Table 2: Local Green Spaces

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

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
		<p>It provides open and long-distance views across several counties.</p>	
<p>3. Mordiford Green</p> 	<p>Mordiford Green is in the centre of the main part of Mordiford village.</p>	<p>The site has recreational value and historic significance.</p> <p>It is the only easily accessible public green space in the heart of the village and is located within the Conservation Area.</p> <p>It includes 2 benches and public art sculptures. It is well used by walkers and is of local and historical interest as the starting point for the The Mordiford Dragon Trail.</p>	<p>This is a small contained public open space bounded by posts.</p> <p>Area: 0.04 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>4. Maltings Green</p> 	<p>Maltings Green is in the middle of The Maltings estate and serves local residents and children.</p>	<p>The site has recreational value.</p> <p>It is the only children's play area and public open space in the local vicinity.</p>	<p>The area is a small open space in the centre of a housing development and is not immediately visible to passers-by.</p> <p>Area: 0.24 ha.</p>
<p>5. Lime Kiln Pond Area</p> 	<p>The Lime Kiln Pond area is on the outer edge of Mordiford village and is part of the hamlet of Hope Springs.</p>	<p>The site has recreational value, is of historic significance and is rich in wildlife.</p> <p>This site includes public art promoting the Mordiford Dragon legend and trail and information about the industrial heritage associated with the lime kilns.</p> <p>The area is important to wildlife and is the focus of a future pond restoration project which will enhance local biodiversity.</p>	<p>This is a small public open space.</p> <p>Area: 0.14 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>6. Checkley Common</p> 	<p>Checkley Common is in the Checkley area and accessible to Checkley and other Parish residents.</p>	<p>The site has recreational value and is rich in wildlife. Public footpaths cross the area and residents are involved in its management for wildlife. The area is a local wildlife site and includes a range of habitats and fauna and flora. It contains areas of unimproved neutral grassland, native broadleaved woodland, scrub, scattered trees and ponds.</p> <p>Checkley Common is already protected by the Commons Act, and as such including as an LGS will give additional protection.</p>	<p>The Common is well defined with perimeter boundaries of fences, walls or hedges.</p> <p>Area: 3.5 ha.</p>
<p>7. Churchyard of St Peter's Church Dormington</p>  	<p>Located in the heart of Dormington and close to local residents.</p>	<p>This site has historic significance and forms part of the setting of the church, a listed building. St Peter's Church is Grade II* Listed.</p>	<p>A small enclosed churchyard.</p> <p>Area: 0.13 ha.</p>

Local Green Space	Close proximity to Community	Demonstrably Special	Local in character
<p>8. Churchyard of Church of the Holy Rood Mordiford</p>  	<p>Located in the heart of Mordiford and close to local residents.</p>	<p>This site has historic significance and forms part of the setting of the church, a listed building, Church of the Holy Rood (Grade II*).</p> <p>This is a Closed Burial Ground, adjacent to the Mordiford C of E primary school and used for school educational activities and outings.</p>	<p>A small enclosed churchyard.</p> <p>Area: 0.28 ha.</p>
<p>9. Allotments and Play Area, Shepherds Orchard</p>  	<p>Located next to Shepherds Orchard housing development.</p>	<p>The site has recreational value providing opportunities for food growing and outdoor exercise.</p>	<p>A small enclosed area.</p> <p>Area: 0.39 ha.</p>

Policy DM2 Local Green Spaces

The following areas as identified on Map 2A Mordiford Village Policies Map, Map 2B Dormington Village Policies Map, Map 2C Priors Frome Village Policies Map, Map 2D Checkley Common Policies Map and Map 2E Lime Kiln Area Policies Map and on the larger scale maps in Appendix 3 are protected as Local Green Spaces:

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

Wildlife and Biodiversity



River Wye

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

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

'g. Encourage local action in support of the environment

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

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

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

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

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

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



Planting a Wild Service Tree Surveying Checkley Common

5.1.20 The Parish Council commissioned a field survey of Checkley Common by Ledbury Naturalists' Field Club in 2020⁷. The report noted that the most significant habitat on the common is an area of unimproved neutral grassland and the common is very rich in species of native higher plants. The common has an impressive assemblage of butterfly species and high moth species richness. There are 4 ponds. The report also notes that Native Black Poplars, a nationally rare species and the most endangered

⁷ See: <https://dormingtonmordifordgroup-pc.gov.uk/wp-content/uploads/2022/11/CHECKLEY-COMMON-v2.pdf>

native timber tree in Britain, have been recorded close to the common. A management plan has also been commissioned.

- 5.1.21 Hedgerows, watercourses and public rights of way (see Maps in Appendix 4 PROW) connect habitats across the Parish and provide important wildlife corridors allowing wildlife to move between them and access food, water and shelter.
- 5.1.22 Biodiversity net gain is an approach to terrestrial development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. The Environment Act 2021 introduced a new legally binding target to halt the decline of nature by 2030 and mandates biodiversity net gain within the planning process (from winter 2023). All appropriate developments are required to deliver a minimum 10 per cent net gain in biodiversity. Habitat has to be secured for at least 30 years via obligations/ conservation covenant and can be delivered on-site, off-site or via statutory biodiversity credits, with the priority being on-site delivery. Policy DM3 Biodiversity sets out how development proposals should protect and improve biodiversity in Dormington and Mordiford Group Parish including that part within the Wye Valley AONB. Regard should also be had to Design Guideline 20: Ecology as set out in the Dormington & Mordiford Design Guide which is reproduced in NDP Appendix 5.
- 5.1.23 Policy DM3 was supported by 74% of respondents to the consultation on the emerging Draft Plan in summer 2023.

Policy DM3 Biodiversity

A biodiversity net gain will be expected by:

1. Managing any habitats retained within the development site to improve quality. This could be done, for example by:
 - A. Retaining mature trees and using traditional local species of deciduous woodland and traditional orchards in new landscaping schemes and tree planting;
 - B. Improving existing hedgerows where they are retained as boundary treatments, and where fences are used on boundaries, incorporating gaps so hedgehogs can pass through;
 - C. Retaining and improving ponds and opening up or re-naturalising watercourses;
 - 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.
2. If onsite net gain is not possible, securing local off-site habitat management to provide an overall benefit. In particular, contributions will be sought for the following:
 - A. Supporting biodiversity enhancement in the River Lugg and River Wye Valley SAC, SSSIs and Local Nature Reserves;
 - B. Improvements to verges and hedgerows and maintenance of wildlife corridors;
 - C. Improved mowing and management to increase biodiversity.

3. A combination of the above.

Development proposals should also set out how they have addressed the guidelines set out in Design Guideline 20: Ecology in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 5.

Nutrient Neutrality

- 5.1.24 The River Lugg is currently exceeding its limits for phosphates as a result of water pollution from both ‘point’ source (in particular sewerage outlets) and ‘diffuse’ source (in particular agricultural run-off). In July 2019, Herefordshire Council concluded that to protect the Lugg Special Area of Conservation (SAC), it was not possible to permit any development on the Lugg, Frome or Arrow catchments that did not demonstrate ‘nutrient neutrality’ - there being no likely significant effects on the Lugg SAC. This immediately prevented most development proposals across the north of the county from proceeding and neighbourhood plans have stalled. Work is underway to develop an Integrated Wetlands project designed to enable Nutrient Neutral Development in the River Lugg SAC and provide a net river betterment. Alongside this a Phosphate Credit Allocation Process is being prepared⁸.
- 5.1.25 The Phosphate Credit Allocation Process allows developers to buy credits generated by the operation of the wetlands to offset the phosphate that their new development will create. In this way it is possible to ensure that the overall effect of the new development is what is called ‘nutrient neutral’. This is similar to the way in which companies can offset their carbon footprint by planting trees or sponsoring carbon negative projects elsewhere in the world.
- 5.1.26 Policy DM4 provides wording to help ensure development will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance. This policy has been prepared with the support of Herefordshire Council.
- 5.1.27 Policy DM4 was supported by 84% of respondents to the consultation on the emerging Draft Plan in summer 2023.

Policy DM4 River Wye Special Area of Conservation (SAC)

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

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

⁸ See <https://www.herefordshire.gov.uk/news/article/1360/progress-on-journey-to-nutrient-neutrality>

5.2 Design: Protecting Local Character and Promoting Sustainability

Local Character and Built Heritage

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

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

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

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

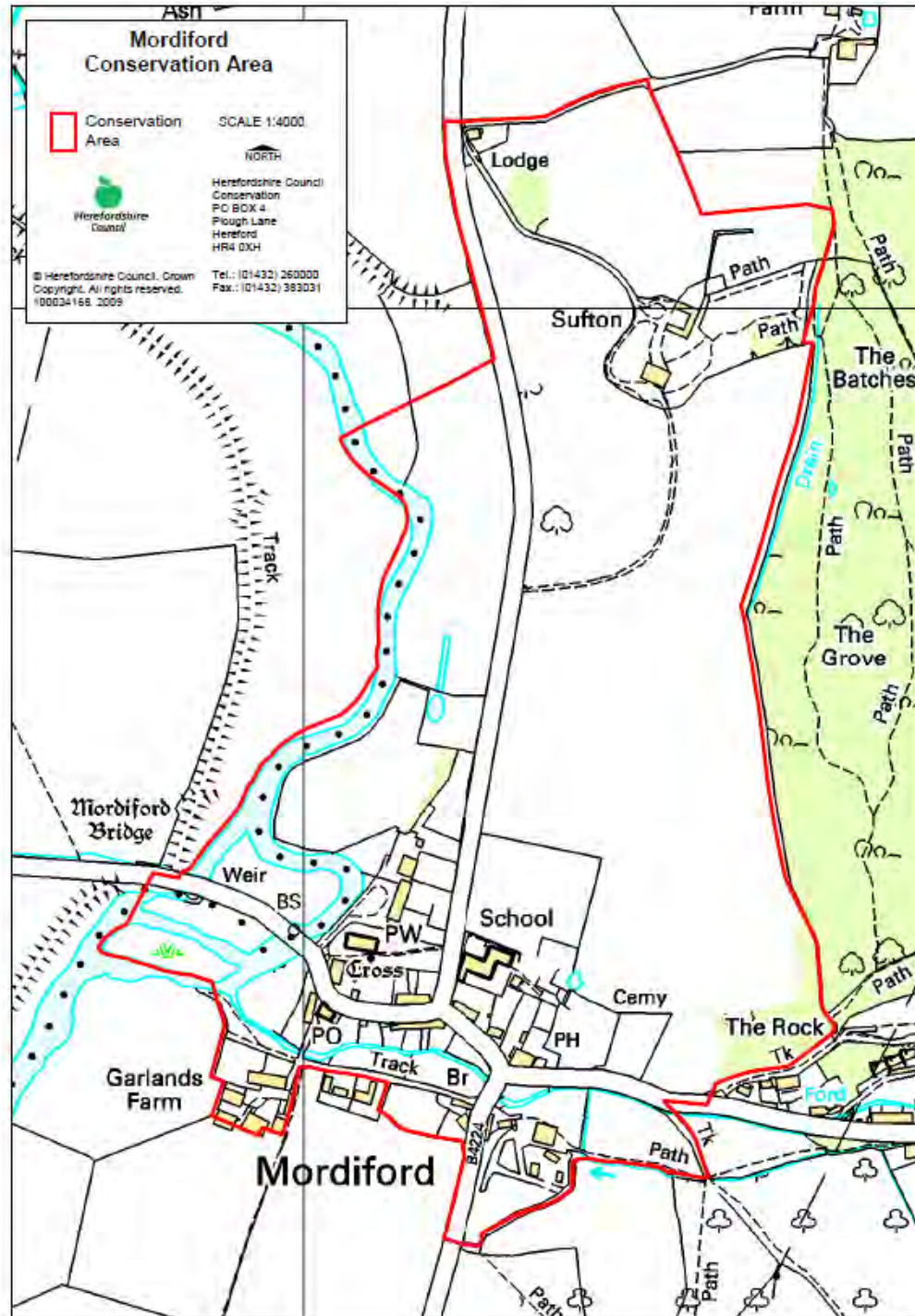
- **CA 4: Sufton**
 - *Properties are typically set back from the road with front gardens and strong boundary treatments.*
 - *Mixed building typologies, including affordable homes.*
 - *Provision of community green infrastructure spaces including allotments and play areas.*
 - *Far reaching views across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

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

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

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

Map 4 Mordiford Conservation Area



Dormington & Mordiford Design Guide

- 5.2.7 The relevant design codes in the Design Guide have been used to inform NDP policies on design. The design codes are reproduced in full in Appendix 5 Dormington & Mordiford Design Guidelines.
- 5.2.8 Design Guideline 01: Pattern of Development includes Area-wide Design Principles and Character Area Specific Design Principles for each of the 7 Character Areas. The Design Criteria advises: *‘Consider the appropriate density, materials, layout and overall character when planning new development to ensure its appropriateness to the Neighbourhood Area setting.’*
- 5.2.9 Design Guideline 05: Building Typology sets out how development should respond to the type, scale and form of nearby buildings. There are Character Area Specific Design Principles and advice on building height, type and use for each of the 7 Character Areas and developments should *‘Consider building heights, architectural style, and scale of new developments to ensure its appropriateness to the Neighbourhood Area setting.’*
- 5.2.10 Design Guideline 06: Architectural Details and Materials includes Area-wide and Character Area Specific Design Principles. Development should use similar or complementary designs with appropriate local materials and detailing. Design Guideline 07: Building Line and Boundary Treatment includes Area-wide and Character Area Specific Design Principles and *‘New developments should respond to local character, providing strong enclosure to the lane network.’*
- 5.2.11 The importance of using considerate colour and tone to avoid unacceptable visual intrusion is addressed in Design Guideline 08: Selection and Use of Colour & Tonality. Area-wide Design Principles provide advice on suitable colours for historic materials, render and detailing. *‘Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard to hue and size of those materials.’*
- 5.2.12 Design Guideline 09: Parking & Utilities includes Area-Wide Design Principles to minimise the visual impacts of infrastructure facilities associated with developments such as car parking, tanks, cycle and bin stores and lighting. *‘Parking and utilities should be integrated into development plot design to avoid compromising the aesthetic of the streetscape.’*
- 5.2.13 The need to respect nearby heritage assets is addressed in Design Guideline 11: Celebrating Existing Heritage Assets. Area-wide Design principles are set out and *‘Development should prioritise the preservation of heritage assets and their settings.’*
- 5.2.14 For proposals affecting the Wye Valley AONB, developers should consider the Wye Valley National Landscape Position Statement on Landscape-led Development. This promotes a landscape-led approach to development in which development within the Wye Valley National Landscape and its setting is compatible with and, ideally, makes a positive contribution to, the statutory purpose of AONB designation, which is to conserve and enhance the natural beauty of the area. The Position Statement includes guidance and recommendations including for the development management stage.
- 5.2.15 NDP Policy DM5 promotes high quality design that considers and respects local context and character. It will be applied to all relevant planning proposals including commercial, agricultural and community buildings and not just housing development.
- 5.2.16 Policy DM5 was supported by 84% of respondents to the consultation on the emerging Draft Plan in summer 2023. The Policy has been updated to address local

concerns related to the development of extensions and outbuildings which are considered to be of unacceptable scale and out of proportion to the original modest rural building. This has included instances where small cottages in the countryside have had multiple extensions and outbuildings over a number of years resulting in significantly larger dwellings and in some cases providing separate residential units altogether which could be used for holiday accommodation. Over time this increased density of development in the countryside has eroded rural character and has led to an unacceptable increase in suburbanisation.

Policy DM5 Responding to Local Character

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

All 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:

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

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

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.

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



Border Oak Terrace, Woolhope Rd



Brookside



Citterdine



Garlands Lodge – new build



The Steppes



Wallflower Row

Sustainable Design

- 5.2.18 In response to the climate emergency the UK Government has a legally binding commitment to a 78% Green House Gas reduction by 2035 and achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases.
- 5.2.19 In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building's 'in-use' lifetime due to the building's use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. The original plan was to phase out gas boilers in new homes by 2025 and ban them entirely by 2033. However, the timeline has now been extended to 2035. In addition, there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)⁹.
- 5.2.20 The Dormington & Mordiford Design Guide includes a section on Sustainable Design (4.2). Codes 13 to 20 provide a positive framework to help ensure development has a positive impact on the environment across the Neighbourhood Area. Code 17: Electric Vehicle Charging Points is referred to in Policy DM11 Sustainable and Active Travel, Design Guidelines 18: Water Management (SuDS) and 19: Permeable Paving are included in Policy DM13 Flooding, Wastewater and Sewerage and Design Guideline 20: Ecology is referenced in Policy DM3 Biodiversity. Sustainability principles should accord with the latest national and local guidance.
- 5.2.21 Policy DM6 was supported by 77% of respondents to the consultation on the emerging Draft Plan in summer 2023. Policy DM6 will be applied to all types of development proposals – not just housing.

Policy DM6 Sustainable Design

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

Proposals will be required to demonstrate how they have responded to the relevant Design Guidelines in the Dormington & Mordiford Design Guide which is reproduced in NDP Appendix 5. These are:

⁹ UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap <https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment/>

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

5.3 Meeting Local Housing Needs



Dormington from the air looking north

Introduction and Background

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

Settlement Boundaries

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

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

- 5.3.6 The Neighbourhood Plan Steering Group identified the proposed draft settlement boundaries following the advice set out in [Herefordshire Council’s Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries](#). The draft boundaries in the emerging Draft Plan enclosed most of the built form in each of the three settlements and included site allocations for housing and sites with planning consent for development (commitments).
- 5.3.7 The responses to the informal consultation on the emerging Draft Plan included suggestions to include additional land within the Dormington settlement boundary as well as proposals to tighten it around the built form. There were suggestions to include additional parcels of land within the Mordiford settlement boundary (including Site DM9 in the Site Options and Assessment Report) and concerns that the settlement boundary at Priors Frome included unacceptable large areas of open space. The Steering Group considered these comments and decided that the Mordiford settlement boundary should include the proposed site allocation and an additional area to the south and the settlement boundaries at Dormington and Priors Frome should be tightened.
- 5.3.8 The settlement boundaries are shown on the NDP Policies Maps: Map 2A Mordiford Village Policies Map, Map 2B Dormington Village Policies Map and Map 2C Priors Frome Village Policies Map on pp9, 10 and 11. Development proposals will be supported within the settlement boundaries in line with the Core Strategy Policy RA2 – Housing in settlements outside Hereford and the market towns.

Meeting Local Housing Needs

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

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

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

5.3.14 **Housing for Older People**

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

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

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

5.3.16 **Affordable Housing**

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

5.3.17 **Smaller Dwellings**

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

Figure 3:

Table 17.10 Hereford HMA Recommend Housing Mix by Tenure by Size

Table 17.10 Hereford HMA Recommend Housing Mix by Tenure by Size

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

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

5.3.18 **Housing for Agricultural Workers**

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

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

5.3.19 **Self-Build**

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

Dormington & Mordiford Group Parish Housing Needs Survey, 2023

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

5.3.21 In summary:

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

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

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

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

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

- 5.3.25 In response to the informal consultation on the emerging Draft Plan 74% of respondents supported Policy DM7. There were comments about the settlement boundaries and the need for affordable housing to be prioritised for local residents. Following comments from Wye Valley AONB in response to the Regulation 14 consultation some amendments were made to the policy to refer to the proposed lower thresholds for affordable housing within the AONB and a size limitation of 150m² gross floorspace was added to provide clarification about the size of smaller units and self-build schemes. [Herefordshire Council Self and Custom Build Monitoring report August 2023](#) shows that majority of registrants are interested in a plot for a single detached dwelling. The settlement boundaries of Mordiford and Priors Frome were also tightened in line with advice from the AONB. Furthermore, the Policy has been amended to protect the quantum of smaller houses in the area in response to local concerns about proposals for large and multiple extensions which result in significantly larger dwellings.
- 5.3.26 Information about Herefordshire Council's local connection criteria for affordable homes can be found at <https://www.herefordshire.gov.uk/housing-3/affordable-housing> . Priority is given to those with a connection to the Parish for 10 working days, and then expanded to neighbouring parishes for 20 days and then the whole county for 30 days.

Policy DM7 Housing

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

Proposals for housing, including conversions of existing buildings to provide residential accommodation will be expected to demonstrate that they will deliver housing which contributes to local needs. 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:

1. Housing suitable for older residents seeking to downsize and remain within the local community. This could include for instance:
 - 1-3 bedroom bungalows or accessible housing;
 - Specialist accommodation such as age exclusive housing, retirement living or sheltered housing;
 - Extra care housing or housing with care, and
 - Residential care homes and nursing homes.

2. Smaller units of all tenures (1-3 bedrooms) suitable for first time buyers, young families and smaller households where the resultant dwelling does not contain more than 150m² gross internal floorspace.

3. Accommodation for seasonal and permanent agricultural workers, including affordable larger (3-4 bedroom) units suitable for families.
4. 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 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%.

Site Allocations for Housing

- 5.3.27 In order to help deliver the minimum housing target for the Group Parish up to 2031 of 21 dwellings the Dormington and Mordiford Neighbourhood Plan includes site allocations for new housing.
- 5.3.28 The Parish Council advertised a Call for Sites from the beginning of May 2022 until 7th June 2022. A total of 8 sites were submitted for consideration. The 8 sites were submitted to a technical site assessment process by consultants AECOM under the Locality Technical Support programme. The Site Options and Assessment Report, November 2022 was published on the NDP pages of the Group Parish Council website.
- 5.3.29 The Preferred Option Sites were included in the emerging Draft Plan which was published for informal consultation in summer 2023. These were Site DMNP5 Sufton Cottage, Sufton Lane, Mordiford for 10 dwellings (NDP Policy DM8/1) and Site DMNP7 Fort House, Upper Dormington for 1 dwelling (NDP Policy DM8/2).
- 5.3.30 In summer 2023 two further sites were submitted to the Parish Council for consideration, and the boundary of one of the original eight sites (DMNP7) was revised. An updated Site Options and Assessment Report was prepared which considered the two new sites and the revised boundary of a previously assessed site.

The report incorporated the conclusions of the November 2022 report to provide a single consolidated assessment of all 10 identified sites.

- 5.3.31 The report concluded that five sites were potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints, of which one is suitable for partial allocation. These sites are:
- DMNP5 – Sufton Cottage, Sufton Lane, Priors Frome
 - DMNP6 – The Lime Kiln, Hope Springs, Mordiford
 - DMNP7 – Fort House, Upper Dormington
 - DMNP8 – The Barn, Upper Dormington
 - DMNP9 – Land north of Rectory Barn, Mordiford (partial allocation only)
- 5.3.32 A further site (DMNP3 – Church Field) has outline planning permission and therefore does not need to be allocated. The remaining four sites were considered unsuitable for residential development.
- 5.3.33 The Barn at Upper Dormington (DMNP8) was found to be potentially suitable for allocation for a single rural worker's dwelling under Core Strategy Policy RA4 Agricultural, forestry and rural enterprise dwellings. Development of the whole site (2.52 ha) would be visually intrusive with significant adverse landscape impacts. It would not be appropriate to allocate a site as a rural worker's dwelling in the NDP as such proposals are dealt with through the development management process. Therefore, this site is not included as a site allocation in the NDP.
- 5.3.34 Figure 4 shows the locations of the 10 sites.

Figure 4: Map of site suitability conclusions

(Source: Figure 5.1 Site Options and Assessment Report, AECOM)



- 5.3.35 Following consideration of the updated site assessment report, the Group Parish Council invited comments from local residents and stakeholders on Site DMNP9. A

member of the public advised the Parish Council that the site has a restrictive covenant for 1 dwelling.

- 5.3.36 Sites DMNP5 Sufton Cottage and DMNP7 Fort House were supported by a majority (57%) of respondents in the informal consultation on the emerging Draft Plan in summer 2023.
- 5.3.37 In response to the Regulation 14 consultation Herefordshire Council submitted objections to the site related to its sensitivity and queried whether development of a single dwelling on the site would impact materially on the overall housing requirement for the Group Parish. It was subsequently decided to delete this site from the Submission Plan.
- 5.3.38 Therefore the following are proposed as site allocations for market housing in the Dormington and Mordiford NDP:
- Site DMNP5 Sufton Cottage, Sufton Lane, Mordiford 0.65ha, 10 dwellings; and
 - Site DMNP7 Fort House, Upper Dormington, 1.44ha, 1 dwelling,
- 5.3.39 Taken together, the market housing sites would deliver around 11 new houses, leaving a net figure of 10 units to be delivered through windfall (development or conversions not on allocated sites). As of April 2023, 29 homes had been built, and a further 7 had planning permission, giving a windfall figure of 36 over 12 years or 3 units pa. Therefore, a windfall figure of around 10 more units over 6 years from 2025 to 2031 is not considered unreasonable.
- 5.3.40 In addition, the proposed rural exception site (DM9/1) could deliver a further 5 houses to meet local needs for affordable housing.

Policy DM8 Site Allocations for Market Housing

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

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



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

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.

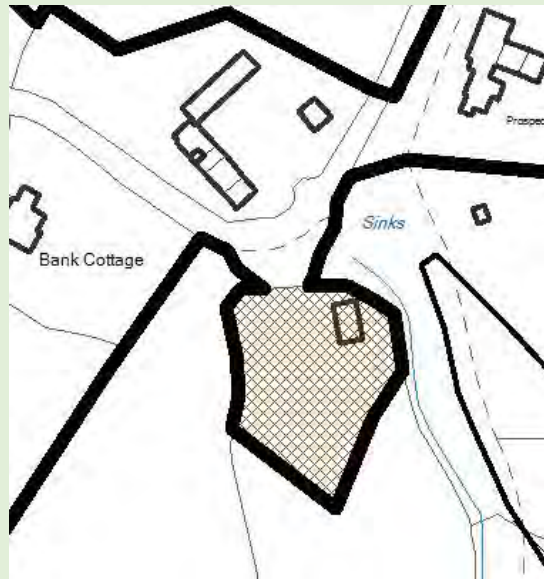
Development will be supported where:

- 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).

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:

- 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.

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



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

Development will be supported where:

- A. An ecological assessment is undertaken of the neighbouring area of Priority Habitat woodland and evidence is provided to show that the development would not have an adverse impact on the area's ecological value;
- B. The existing access is upgraded to provide suitable shared vehicular, cycle and pedestrian access whilst retaining hedgerows and mature trees wherever possible 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 standard¹⁰.

Rural Exception Site

5.3.41 The Lime Kiln, Hope Springs, Mordiford (Ref DMNP6) was found to be potentially suitable for allocation, but it is located in the open countryside outside of the 3 identified settlements in the Core Strategy and therefore Core Strategy Policy RA3 Herefordshire's Countryside and Policy H2 - Rural exception sites would apply. Policy RA3 limits development to proposals which satisfy one of 7 criteria, including criterion 5. rural exception housing in accordance with Policy H2.

5.3.42 Policy H2 sets out that proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

¹⁰ See <https://www.passivhaustrust.org.uk/>

1. The proposal could assist in meeting a proven local need for affordable housing; and
 2. The affordable housing is made available to and retained in perpetuity for local people in need of affordable housing and
 3. The site respects the characteristics of its surrounding, demonstrates good design and offers reasonable access to a range of services and facilities.
- Some market housing may be permitted to enable delivery, subject to evidence and a financial appraisal.

5.3.43 The H2 criteria are considered in relation to the proposed site below:

1. There is a need for affordable housing in the Hereford rural housing market area. The HMNA (2021) demonstrates that in the Hereford rural area there is an annual need of 80 rented affordable homes and 26 affordable home ownership homes. Responses to NDP consultations showed that residents in the Group Parish would support policies and proposals for affordable housing for local people.
2. The affordable housing would be made available to and retained in perpetuity for local people through legal agreements. The Parish Council would work with the landowner, Herefordshire Council and local housing providers to support the delivery of an affordable housing scheme.
3. The NDP site allocation and other NDP policies would help to ensure that the development is of a high quality and sustainable design and responds positively to local context and character. As a rule of thumb in planning, 800m distance to a bus stop is normally taken to be accessible. The site assessment showed that the site is 400m from a bus stop, 800m from a cycle route and 400-1200m from Mordiford Primary school.

5.3.44 Policy DM9/1 was supported by a majority of respondents (63%) to the informal consultation on the emerging Draft Plan in summer 2023. However, the landowner expressed concerns that with the building costs, mitigation costs, the removal of possible contamination and demolition, it would be unviable to build affordable housing on the site and market value 2 bed and 3 bed houses that first time buyers could buy would be the preferred way forward.

5.3.45 As the site is in the countryside and outside the settlement boundaries it would not be suitable for market housing. Policy H2 allows for some market housing to enable delivery, subject to evidence and a financial appraisal. It was decided therefore to retain the site in the Draft Plan.

5.3.46 Therefore, site DMPN6 The Lime Kiln, Hope Springs, Mordiford is included as a potential Rural Exception Site for 5 houses in the NDP under Core Strategy Policies RA3 and H2.

Policy DM9 Site Allocation for Rural Exception Housing

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



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.

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.

Development will be supported where:

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

5.4 Improving Community Facilities, Accessibility and Infrastructure



Dormington Church, Evening

Community Facilities

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

Proposal for a Shared Community Hall

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

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

Policy DM10 New Community Hall, Mordiford School

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

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

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.'

Improving Accessibility and Travel

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

Wye Valley Walk. These routes provide healthy and safe recreational opportunities for residents and visitors.

- 5.4.14 There is a lack of safe on or off-road cycle routes in the Parish. The C1292 road runs through the Parish north / south connecting the main settlements. This is a very fast road, with a 50mph speed limit between Dormington and Mordiford and is unsuitable for most cyclists unless they are extremely proficient.
- 5.4.15 Herefordshire Council promotes walking and cycling as sustainable transport alternatives¹¹ and has published a series of maps showing recommended cycle routes, including to Hereford city centre, Rotherwas and Hereford Station¹².
- 5.4.16 The responses to the Vision and Objectives consultation included the suggestion that an increase in buses is needed together with local dial-a-ride for elderly and infirm. Also, since most people have to walk along a road to get to footpaths, pavements are needed to keep people safe from traffic on roads.
- 5.4.17 The NDP has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. It has been said¹³ that there is no crisis today that would not be helped by increasing active travel – whether it is the climate crisis, domestic oil and gas resilience, cost of living and physical and mental health and wellbeing. In terms of climate change the transport sector is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019¹⁴.
- 5.4.18 This is a very rural area, and many residents and businesses rely on private cars. Table 3 provides information about car and van ownership from the 2021 Census. The figures show that fewer households in the Group Parish have no or one car or van, and a higher proportion of households have 2 or more cars and vans than comparative figures for Herefordshire.

Table 3: Number of cars or vans by Household

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

- 5.4.19 Policy at a national and international level driven by the need to tackle the above crises as a matter of urgency, means that when and how people travel will change dramatically over the plan period as transport is de-carbonised. The NDP supports the following travel hierarchy (see Figure 5):

1. Avoid: reduce the need to travel for instance by encouraging homeworking and guiding development to be located close to existing facilities.

¹¹ See <https://www.herefordshire.gov.uk/travel-transport/choose-move/>

¹² See <https://www.herefordshire.gov.uk/cycling-1/cycling/2?documentId=312&categoryId=200243>

¹³ By Chris Boardman, National Active Travel Commissioner

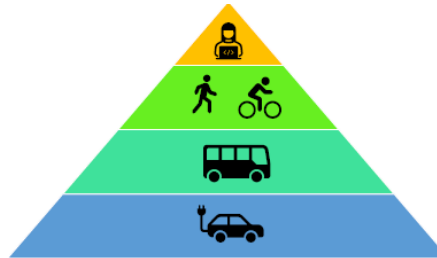
¹⁴ BEIS (2021). 2019 UK Greenhouse Gas Emissions (online).

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

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

2. Shift: if travel cannot be avoided, then shift trips from car to walking, cycling and public transport.
3. Improve: if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as by electrification.

Figure 5: Travel Hierarchy



- 5.4.20 Dormington & Mordiford Design Guide includes Design Guideline 04: Access & Movement. This includes the Design Guideline: ‘*Developments should enhance and retain walkable connections between settlements to increase the recreational capacity of the Neighbourhood Area.*’ The Area-wide Design Principles support green connectivity, retaining and enhancing PROW and providing new links, and increasing public awareness of the green network through signage. Design Guideline 17: Electric Vehicle Charging Points sets out that ‘*New developments should aim to integrate electric vehicle charging points into all properties.*’
- 5.4.21 In addition, development should be designed in accordance with the Herefordshire Council Highways Design Guide for New Development¹⁵.
- 5.4.22 NDP Policy DM11 has been prepared to encourage new development to reduce the need to travel by supporting homeworking and, where travel is necessary, to promote more sustainable, active and accessible choices for all.
- 5.4.23 Policy DM11 was supported by 81% of respondents to the informal consultation on the emerging Draft Plan.

Policy DM11 Sustainable and Active Travel

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

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:

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

¹⁵ See https://www.herefordshire.gov.uk/downloads/download/585/highways_and_new_development

3. Provide suitable and secure storage provision for bicycles; and
4. Include external electric charging points for bicycles and cars (see Design Guideline 17: Electric Vehicle Charging Points in the Dormington & Mordiford Design Guide, reproduced in Appendix 5).

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.

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

Policy DM12 Local Infrastructure and Developer Contributions

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

Such improvements could include, for example,

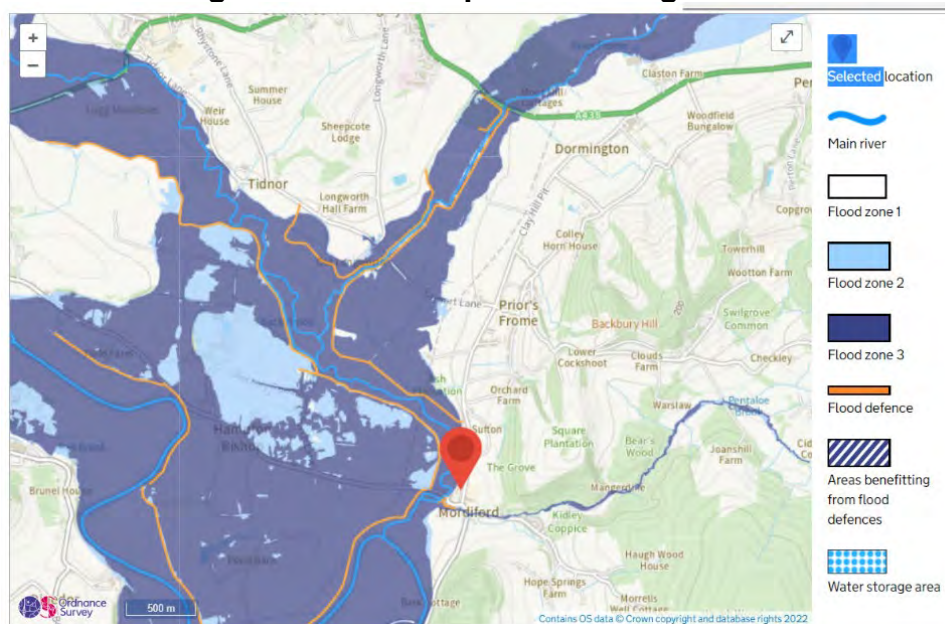
1. Provision of safe and segregated walking, cycling and horse riding routes linking Dormington, Priors Frome and Mordiford Church of England Primary School along the C1292, and Dormington to Bartestree along the A438;
2. Traffic calming and further speed reduction on the C1292;
3. Crossing points;
4. 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;
6. Development of recommended cycle routes for leisure along rural lanes throughout the Parish; and
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.

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

Flood Risk and Drainage

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

Figure 6: Flood Map for Planning



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

- 5.4.29 The Herefordshire Strategic Flood Risk Assessment (SFRA) Level 1 2019¹⁶ sets out that the majority of fluvial flood risk in Herefordshire is associated with the main rivers that flow through the country, with the most extensive floodplains attributable to various rivers including the River Lugg and River Frome (Section 5.5 Assessment of Flood Risk Fluvial Flood Risk). Mordiford is identified as one of the most significant villages that are indicated to be at notable risk of fluvial flooding from main rivers and ordinary water courses.
- 5.4.30 The SFRA 2019 notes flooding events in July 2007 at Dormington from the River Frome / Ordinary watercourse and Mordiford from River Lugg / Pentaloe Brook (Table 5.3.2) and events in Summer and Winter in 2012 at Mordiford from River Lugg / Pentaloe Brook (Table 5.3.3).
- 5.4.31 The most recent major flooding event occurred in February 2020 when Mordiford Bridge was closed.

¹⁶ <https://www.herefordshire.gov.uk/directory-record/2111/strategic-flood-risk-assessment>



Flooding at Mordiford Bridge, February 2020

- 5.4.32 Flooding is likely to become a more frequent occurrence in the future due to climate change. Road closures due to flooding impact on accessibility to and from the Group Parish and therefore its suitability for development.
- 5.4.33 Riperian landowners have responsibilities which if not managed properly can exacerbate local flooding issues. The Parish Council's drainage grant from Herefordshire Council has been cut drastically from £20K to £4.3K in 2022/23 and this is not sufficient to carry out all necessary work to protect areas in the Group Parish from future surface water and fluvial flooding.
- 5.4.34 The majority of the houses in the Parish are not on mains drainage and have septic tanks. There is no further capacity and the system is not fit for purpose. The sewage system at Sufton Rise is continually becoming blocked and cannot cope with volume. Only around 20 or so properties at the Pentalo Close area are on mains drainage.
- 5.4.35 In contrast to problems with flooding and drainage, long periods of low rainfall can lead to water shortages, particularly during dryer summers. Elevated areas of Dormington and Mordiford Group already have problems with water pressure during the summer months. Therefore, there is a need to improve storage of grey water during times of higher rainfall for use in gardening, flushing toilets and washing etc during periods of water shortages.
- 5.4.36 A significant number of properties in the Group Parish are reliant on public and private boreholes for water supplies. Whether used as potable water sources or for agricultural uses these groundwater sources need to be protected to provide an uncontaminated water supply. Problems include:
- Damage to boreholes and ground water contaminated by land disturbance, for example by agriculture, building, quarrying, or natural land slippage.
 - Over-extraction of ground water for agriculture and domestic use resulting in local water shortages particularly during periods of drought and low rainfall in summer.
 - Flooding leading to contaminated ground water.
- Therefore, Policy DM13 requires development to protect boreholes and water supplies.
- 5.4.37 Planning policy at a national and Herefordshire Council level steers development away from areas at greatest risk of flooding. The NDP should not duplicate these policies, but the technical site assessment process and settlement boundaries have taken flood risk into account and therefore the NDP is in line these high-level policies.
- 5.4.38 The Dormington & Mordiford Design Guide includes several design codes which should help to ensure future development does not exacerbate flooding. Design

Guideline 18: Water Management (SuDS) sets out '*Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk*' and provides a number of Area-wide Design Principles. Design Guideline 19: Permeable Paving advises that '*New development should use permeable surfacing where possible to reduce groundwater runoff*' and also sets out Area-wide Design Principles.

- 5.4.39 Policy DM13 has been prepared to help ensure development proposals are designed to be both flood resilient and to minimise flood risk to other properties by controlling run-off.
- 5.4.40 Additional development is likely to make demands on local infrastructure such as drainage and wastewater, roads and power. Investment is required to improve provision to help ensure growth is accommodated without adverse impacts on existing networks.
- 5.4.41 Policy DM13 was supported by 89% of respondents to the informal consultation on the emerging Draft Plan.

Policy DM13 Flooding, Wastewater, Sewerage and Water Supply

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:

1. Flood Resilience

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

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

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

2. Surface Water

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SUDS) should be implemented wherever possible in line with Design Guideline 18: Water Management (SuDS) and Design Guideline 19: Permeable Paving in the Dormington & Mordiford Design Guide which is reproduced in Appendix 5.

The design of new buildings and infrastructure should take account of

existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities such as lagoons, ponds and swales.

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

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

3. Wastewater and Sewage

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

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

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

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

4. Water Supply

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.



Flooding in the Parish

5.5 Rural Enterprise



Cider-making

Introduction and Background

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

Policy DM14 Rural Enterprise

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

All such proposals should:

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

Larport Solar Farm

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

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

- The solar project could have a capacity of up to 45MW (megawatts).
- At maximum capacity it will generate enough energy to power the equivalent of up to 10,400 homes and saving around 9,432 tonnes of CO2 every year.
- Solar panels would be installed on around 40% of the total site area, but less than 5% of the land will actually be disturbed.
- The project is fully reversible and after 40 years the rested land will benefit from increased biodiversity and an improved ecosystem.

- The soil will be enhanced as it will be far less intensively farmed during this time.
- As part of the planning process, Conrad Energy has been required to demonstrate that there will be biodiversity gain on site.
- The site is mostly Grade 3b (moderate quality agricultural land,) and suffers flooding in the autumn and winter months. Therefore, the selection of crops available to grow on the land is limited. The design of the structure and foundations of the panels has taken into account the predicted flood levels, and will keep the infrastructure above this line. To counter this, and to minimise the visual impact of the site, panel angle has been reduced to keep the overall height to below 2.5m.

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



Solar Farm

Community Energy Schemes

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

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

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

5.5.11 NDP Policy DM15 Community Energy Schemes supports future suitable community led low carbon energy schemes the Group, subject to avoiding adverse impacts on

local biodiversity and landscape character. Policy DM15 was supported by 76% of respondents to the informal consultation on the emerging Draft Plan.

Policy DM15 Community Energy Schemes

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

6.0 Next Steps

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

Appendix 1 Listed Buildings

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

Dormington- 9 results found.

MILEPOST AT NATIONAL GRID REFERENCE SO577403

List Entry Number: 1099881

Heritage Category: Listing

Grade: II

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

CHURCH OF ST PETER

List Entry Number: 1099882

Heritage Category: Listing

Grade: II*

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

DORMINGTON HOUSE

List Entry Number: 1099883

Heritage Category: Listing

Grade: II

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

WOOTON FARMHOUSE AND ADJOINING HOP KILN

List Entry Number: 1178977

Heritage Category: Listing

Grade: II

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

DORMINGTON COURT

List Entry Number: 1179010

Heritage Category: Listing

Grade: II

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

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

List Entry Number: 1179015

Heritage Category: Listing

Grade: II

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

PROSPECT FARMHOUSE

List Entry Number: 1257992

Heritage Category: Listing

Grade: II

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

BARN IMMEDIATELY NORTH EAST OF PROSPECT FARMHOUSE

List Entry Number: 1257994

Heritage Category: Listing

Grade: II

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

Ethelbert's Camp

List Entry Number: 1003534

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Mordiford - 39 results found.

CHURCHYARD CROSS

List Entry Number: 1099815

Heritage Category: Listing

Grade: II*

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

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

List Entry Number: 1099816

Heritage Category: Listing

Grade: II

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

THE MOON INN

List Entry Number: 1099817

Heritage Category: Listing

Grade: II

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

MORDIFORD BRIDGE (THAT PART ON MORDIFORD)

List Entry Number: 1099818

Heritage Category: Listing

Grade: II*

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

THE OLD POST OFFICE

List Entry Number: 1099819

Heritage Category: Listing

Grade: II

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

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

List Entry Number: 1099820

Heritage Category: Listing

Grade: II

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

THE POST OFFICE AND SHOP

List Entry Number: 1099821

Heritage Category: Listing

Grade: II

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

BARN AND ADJOINING STABLE 30 METRES NORTH OF FROME FARMHOUSE

List Entry Number: 1099822

Heritage Category: Listing

Grade: II

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

PUMP ORCHARD FARMHOUSE

List Entry Number: 1099823

Heritage Category: Listing

Grade: II

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

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

List Entry Number: 1099849

Heritage Category: Listing

Grade: II

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

CHECKLY SHOP AND POST OFFICE

List Entry Number: 1099850

Heritage Category: Listing

Grade: II

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

THE STEPS FARMHOUSE

List Entry Number: 1099851

Heritage Category: Listing

Grade: II

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

SWILGROVE COTTAGE

List Entry Number: 1099852

Heritage Category: Listing

Grade: II

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

LARPORT COURT COTTAGE

List Entry Number: 1099853

Heritage Category: Listing

Grade: II

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

THE MILL

List Entry Number: 1099863

Heritage Category: Listing

Grade: II

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

JOANSHILL FARMHOUSE

List Entry Number: 1099884

Heritage Category: Listing

Grade: II

Location: JOANSHILL FARMHOUSE, Mordiford, County of Herefordshire

SUFTON COURT

List Entry Number: 1179699

Heritage Category: Listing

Grade: II*

Location: SUFTON COURT, Mordiford, County of Herefordshire

CLOUDS

List Entry Number: 1179713

Heritage Category: Listing

Grade: II

Location: CLOUDS, CHECKLEY, Mordiford, County of Herefordshire

BARN APPROXIMATELY 15 METRES SOUTH-WEST OF THE STEPS FARMHOUSE

List Entry Number: 1179724

Heritage Category: Listing

Grade: II

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

CHURCH OF THE HOLY ROOD

List Entry Number: 1179735

Heritage Category: Listing

Grade: II*

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

THE END HOUSE

List Entry Number: 1179777

Heritage Category: Listing

Grade: II

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

FROM FARMHOUSE WITH ADJOINING CIDER HOUSE

List Entry Number: 1301804

Heritage Category: Listing

Grade: II

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

THE OLD SHOP

List Entry Number: 1301808

Heritage Category: Listing

Grade: II

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

YEW TREE COTTAGE

List Entry Number: 1301818

Heritage Category: Listing

Grade: II

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

WARSLAW FARMHOUSE

List Entry Number: 1301820

Heritage Category: Listing

Grade: II

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

OLD SUFTON

List Entry Number: 1301840

Heritage Category: Listing

Grade: II*

Location: OLD SUFTON, Mordiford, County of Herefordshire

MILL APPROXIMATELY 20 METRES NORTH-EAST OF THE MILL

List Entry Number: 1302083

Heritage Category: Listing

Grade: II

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

UPPER LITTLE HOPE FARMHOUSE

List Entry Number: 1348722

Heritage Category: Listing

Grade: II

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

OLD RECTORY AND THE MEWS

List Entry Number: 1348729

Heritage Category: Listing

Grade: II

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

FIR TREE COTTAGE

List Entry Number: 1348730

Heritage Category: Listing

Grade: II

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

PRIOR'S COTTAGE

List Entry Number: 1348731

Heritage Category: Listing

Grade: II

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

WOODSHOOT COTTAGE

List Entry Number: 1348745

Heritage Category: Listing

Grade: II

Location: WOODSHOOT COTTAGE, Mordiford, County of Herefordshire

BARN APPROXIMATELY 15 METRES NORTH OF CLOUDS

List Entry Number: 1348746

Heritage Category: Listing

Grade: II

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

LARPORT FARMHOUSE

List Entry Number: 1348747

Heritage Category: Listing

Grade: II

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

Mordiford Bridge

List Entry Number: 1001770

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Ethelbert's Camp

List Entry Number: 1003534

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Churchyard cross in Holy Rood churchyard

List Entry Number: 1016125

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

Moated site 360m north of Joanshill Farm

List Entry Number: 1019853

Heritage Category: Scheduling

Location: Mordiford, County of Herefordshire

SUFTON COURT

List Entry Number: 1000898

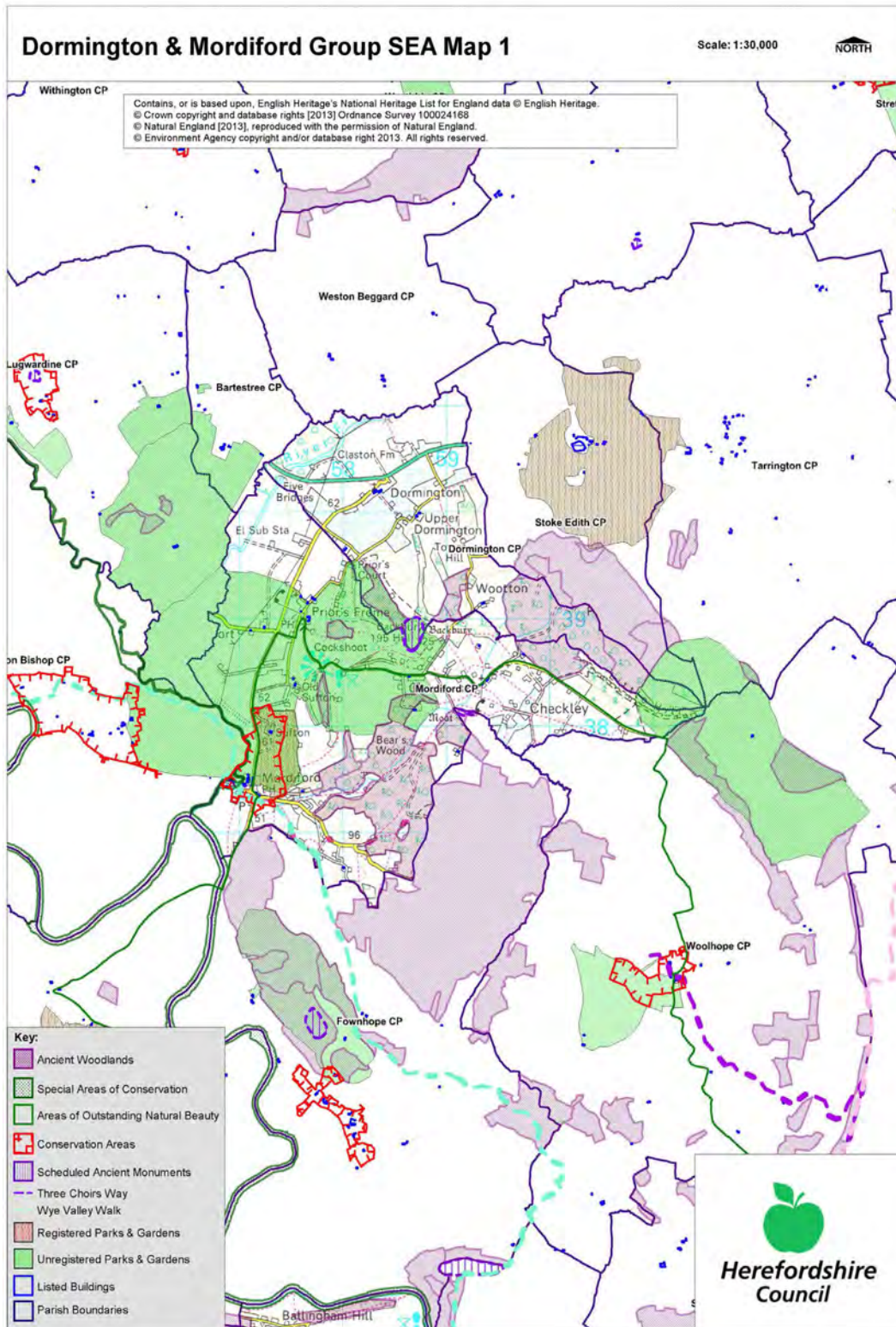
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Grade: II*

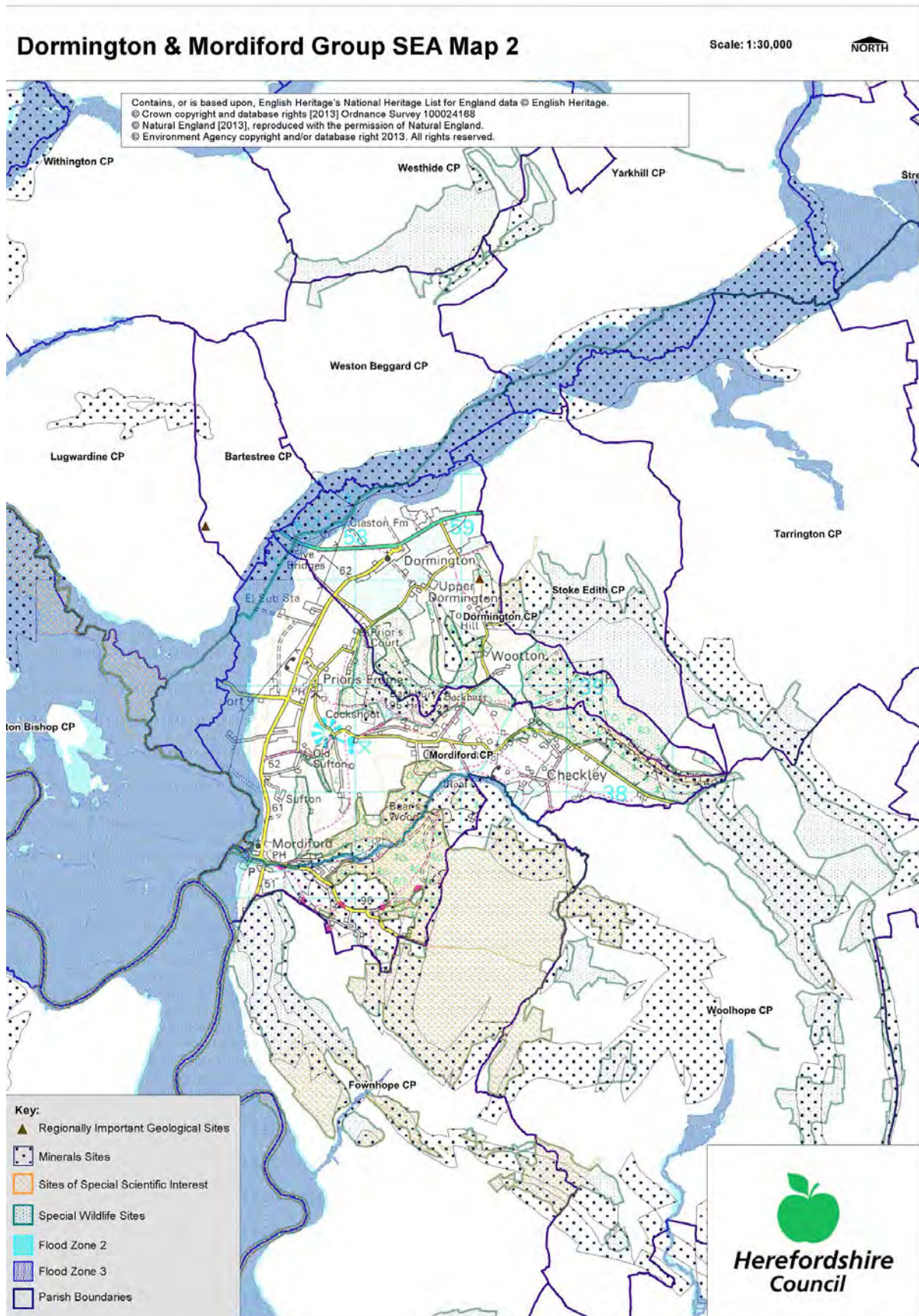
Location: SUFTON COURT, Mordiford, County of Herefordshire

Appendix 2 Environmental Constraints

SEA Map 1



SEA Map 2



Appendix 3 Local Green Spaces

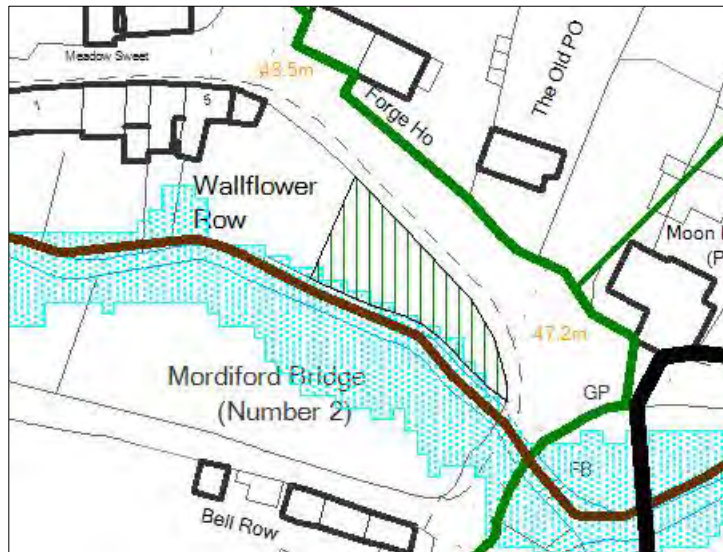
DM2/1 Checkley Barn picnic site



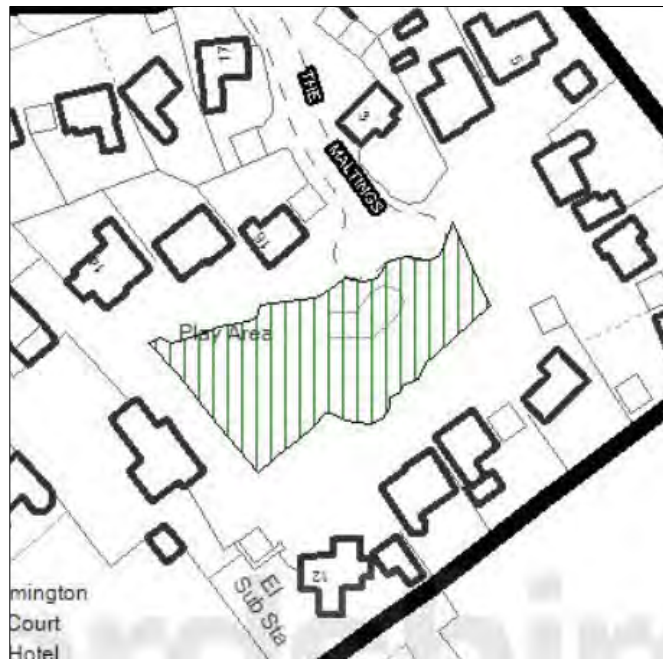
DM2/2 Swardon Quarry



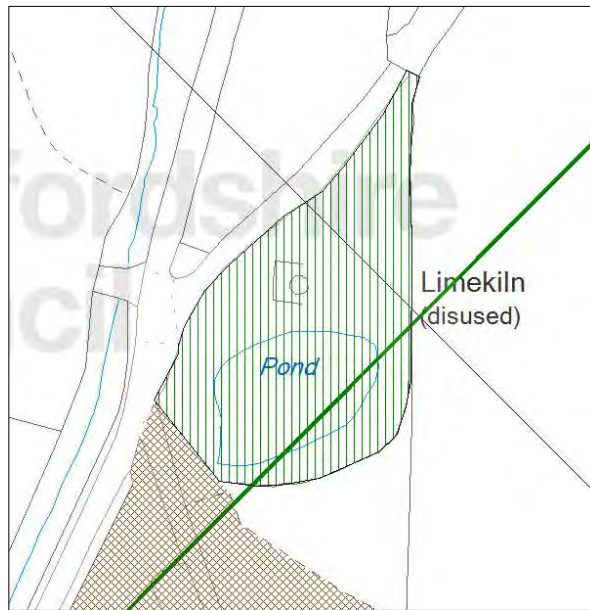
DM2/3 Mordiford Green



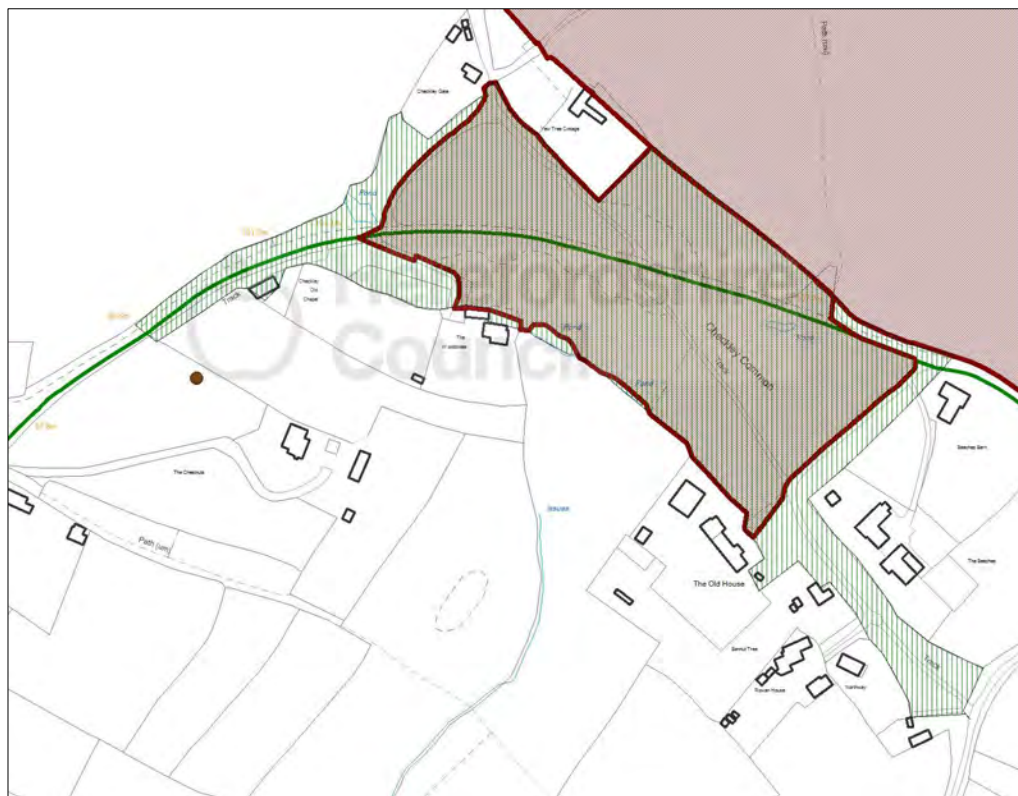
DM2/4 Maltings Green



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

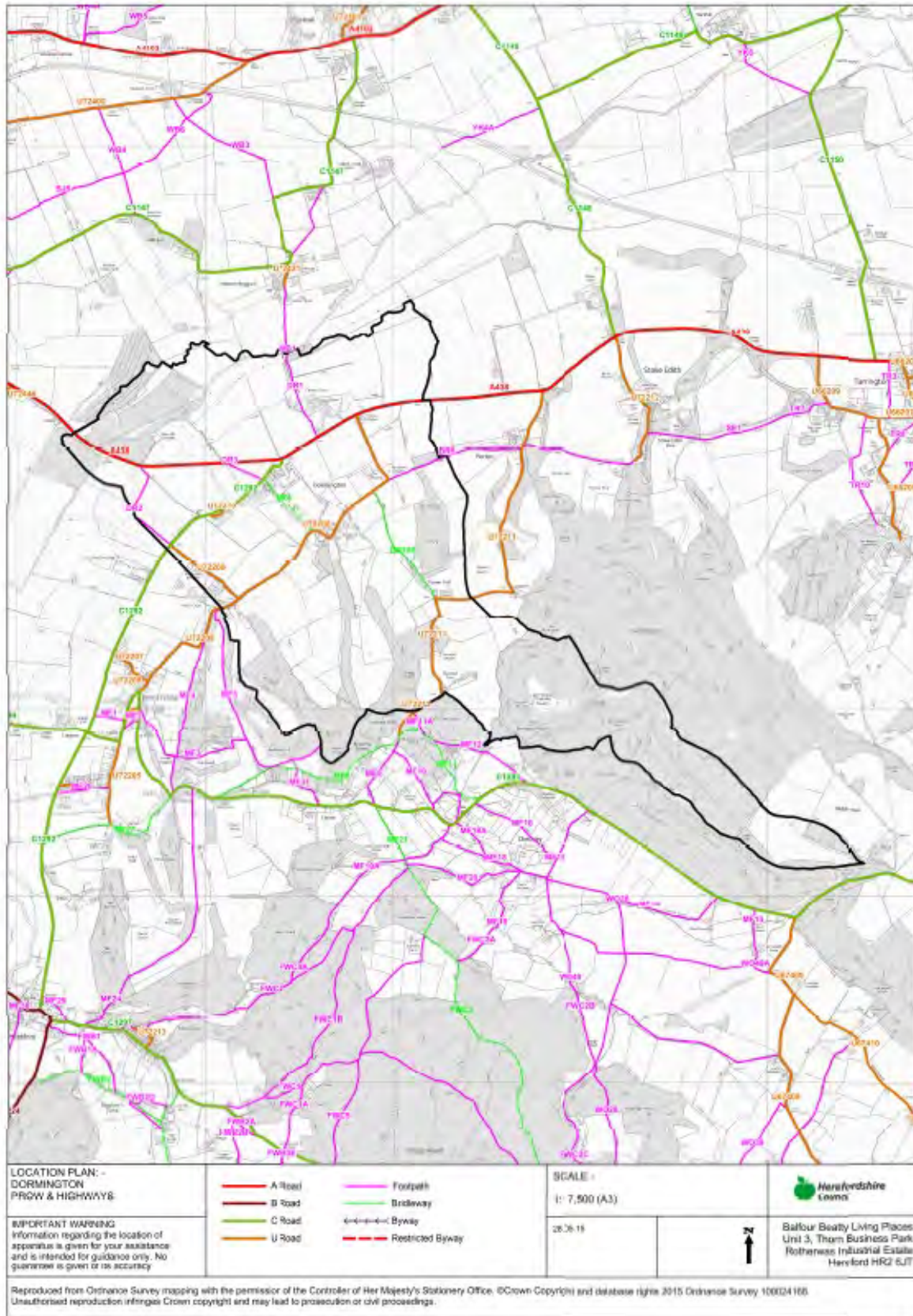


DM2/9 Allotments and Play Area, Shepherds Orchard

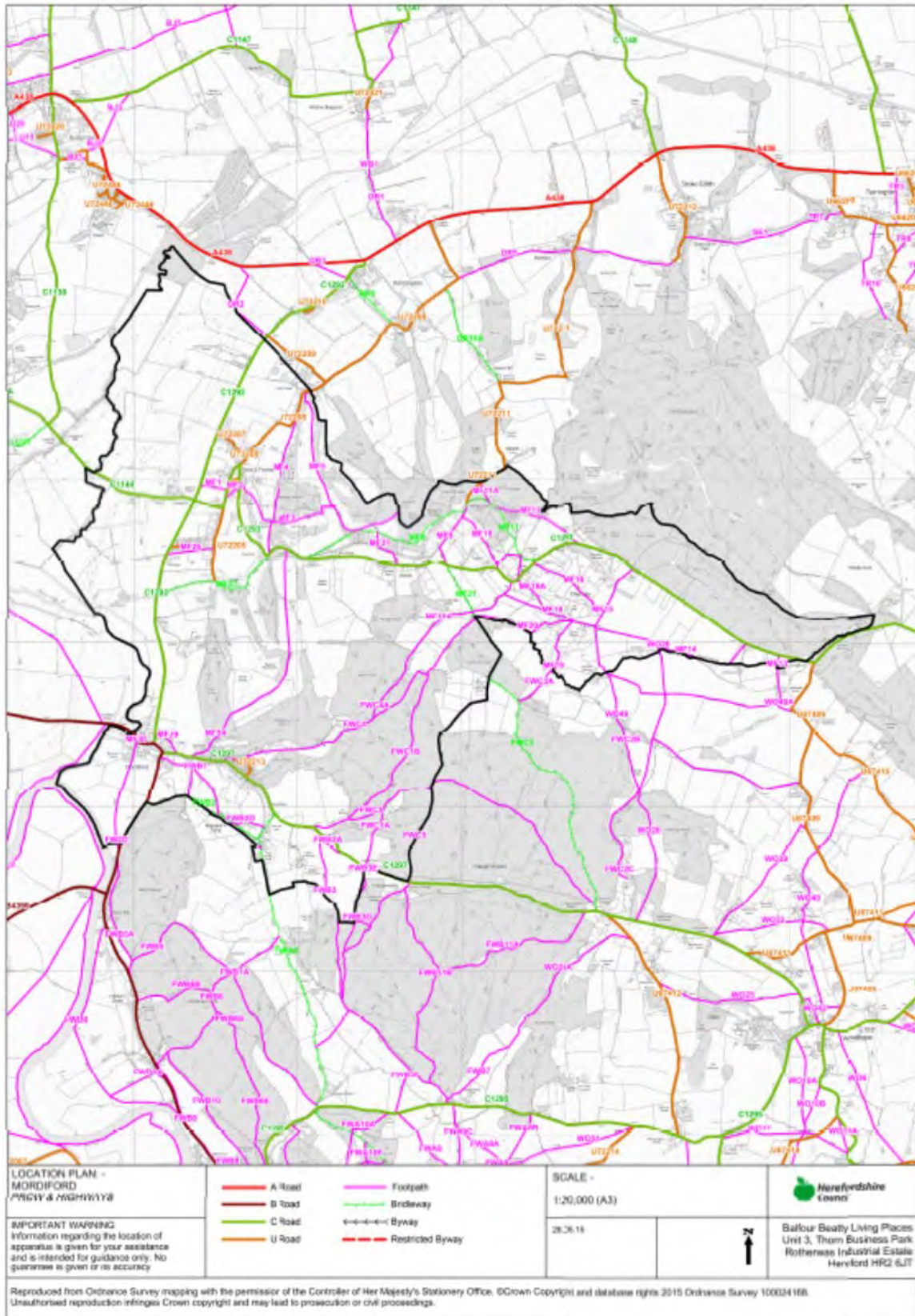


Appendix 4 PROW

Map 1 Dormington PROW



Map 2 Mordiford PROW



Appendix 5 Dormington & Mordiford Design Guide

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

Dormington & Mordiford Group Parish Council

With Support from



January 2025