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Dormington & Mordiford

Design Guide

Final Report
April 2023

Delivering a better world

Quality information

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Glossary of Key Terms

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

Ancient Woodland

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

Biodiversity

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

Green Infrastructure (GI)

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

DMNPSG

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

Landscape Character

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

Listed Building

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

Character Area (CA)

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

Neighbourhood Area

All land within the Neighbourhood Plan boundary.

Open Space

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

PRoWs

Public Rights of Way within the Neighbourhood Area.

Typology

A particular type of feature or element.



Introduction

01

Image: View west towards the valley of the River Lugg from Sufton Lane; Front Cover: View east from Mordiford Bridge.

1. Introduction

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

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

1.1 The Purpose of this Document

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

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

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

1.2 The Importance of Good Design

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

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

1.3 Objectives

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

1.4 Delivery

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

1.5 General Design Considerations

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

Key Objectives:

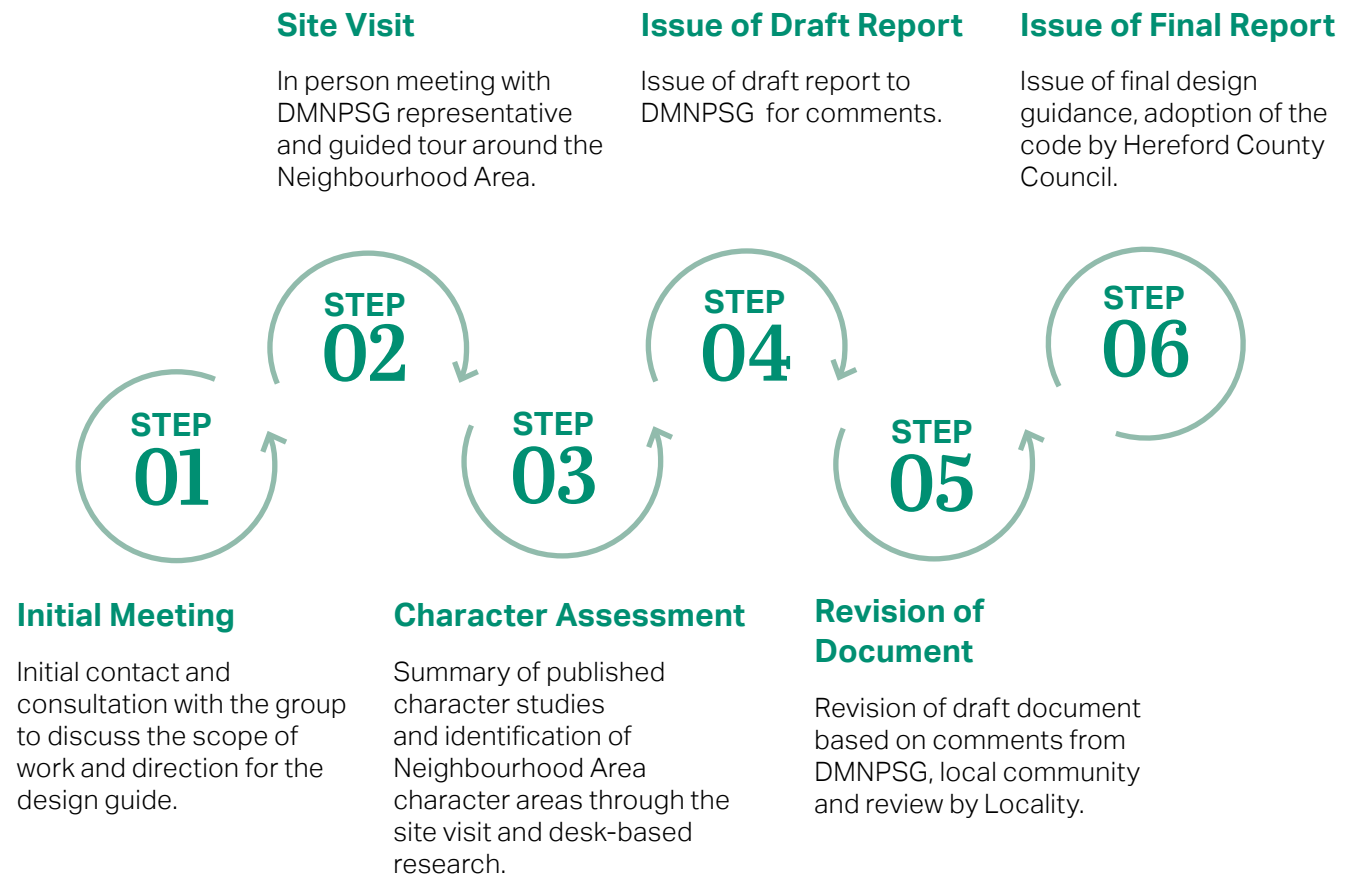
- Ensure new development is designed and planned according to existing character and context.
- Set out a series of design codes and guidelines related to residential development.

Table 01: Delivery of the Design Guidance.

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

1.6 Process

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



1.7 Policy & Design Guidance

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

NATIONAL LEVEL

2021 National Planning Policy Framework

Department for Leveling Up, Housing and Communities (DLUHC)

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

2021 National Model Design Code Part 1 & Part 2

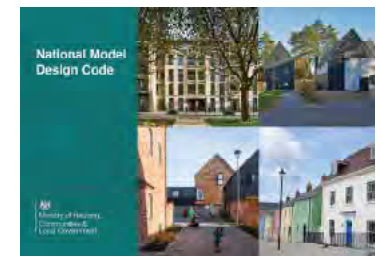
DLUHC

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

2020 Building for a Healthy Life

Homes England

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



2021 National Design Guide

DLUHC

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

2007 Manual for Streets

Department for Transport

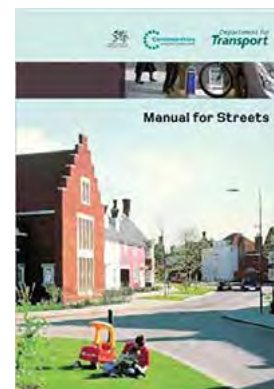
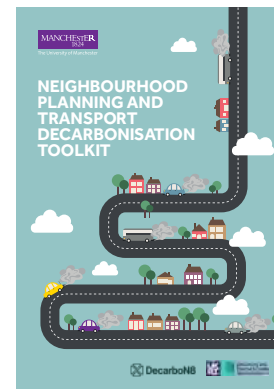
Development is expected to respond positively to the Manual for Streets, the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians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

Additional Relevant Documents

Neighbourhood Planning and Decarbonisation Toolkit (2022)

University of Manchester

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



Herefordshire Local Plan Core Strategy 2011 - 2031

Herefordshire Council

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

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

Herefordshire Landscape Character Assessment SPD

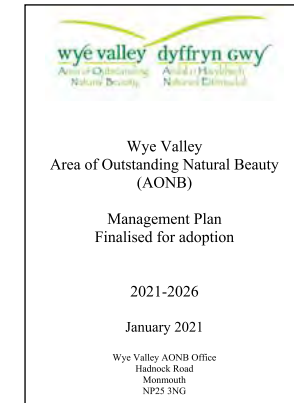
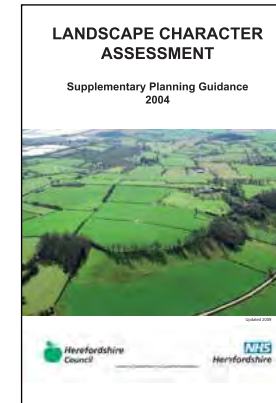
Hereford Council

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

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

Wye Valley AONB Partnership

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





Local Context

02

Image: View from Swarden Quarry towards Hereford.

Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

2. Context and Character

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

2.1 Location and Area of Study

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

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

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

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

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

Multiple watercourses run through the Neighbourhood Area, creating a distinctive

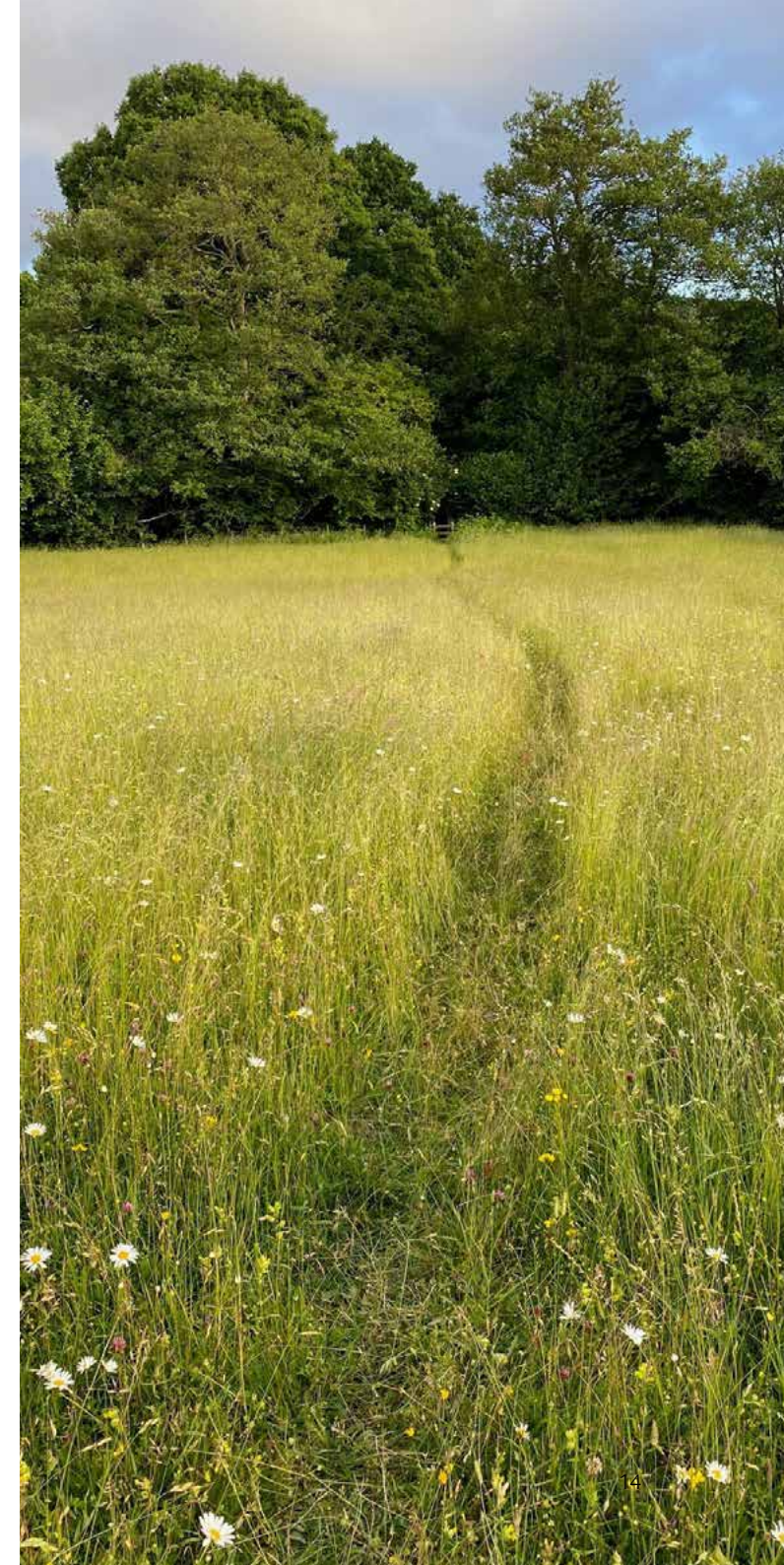
landscape, however flooding is a significant problem especially in low-lying areas. Flood events are common and have been significant in some cases, causing issues for local residents and threatening heritage features such as Mordiford Bridge.

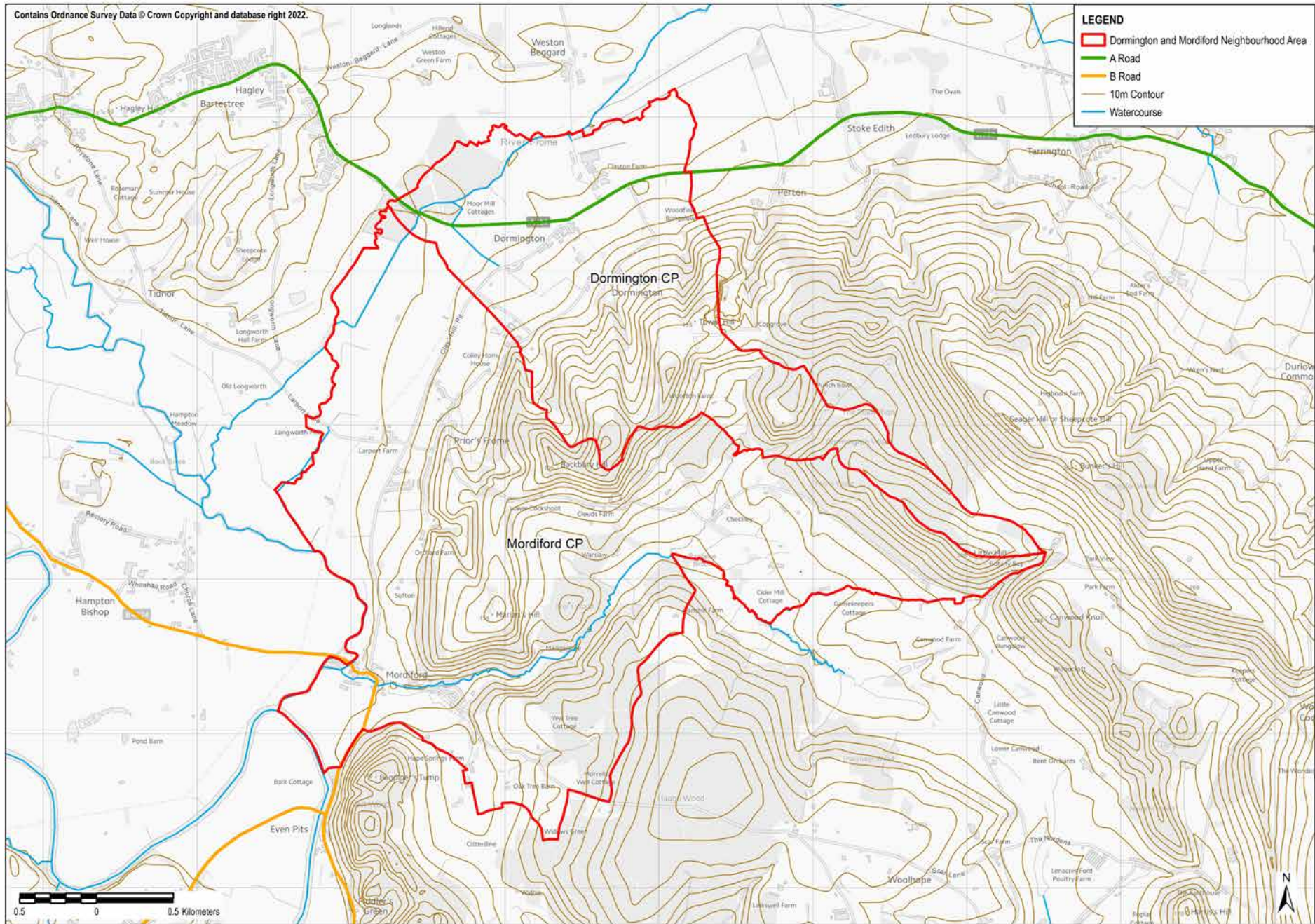
The major roadway through the Neighbourhood Area is the A438 which travels east west adjacent north of Dormington village. This road connects Hereford to Ledbury and provides access to Wales to the west and Worcester and Gloucester to the east. Within the southern half of the Neighbourhood Area the B4224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

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

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

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





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



2.2 Historic Growth

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

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

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

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

Two known mills were constructed in

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

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

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

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



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

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

HISTORIC TIMELINE

11th Century

Normans settle in the Neighbourhood Area constructing Churches, Mills and Villages locally.

The Nave of the Church of St. Peter constructed.

Two Mills constructed in Mordiford.

18th Century

Sufton Court is built by the Hereford Family, of Bath Stone and in the Classical Style. The park and gardens followed shortly afterwards.

During the late 18th/ early 19th Centuries a number of buildings on the Hereford Estate are constructed of Sandstone rubble with Brick dressing, these include a Farmstead, a mill and row of terraced cottages.

20th Century

The School is extended in 1913 and is established as Huntley Church of England School.

A large number of new houses and roads are built around Mordiford Village core, such as Pentaloe Close. The social centre of the Village shifts from the Church to the Toll House and public house.

The Maltings in Dormington and Shepherd's Orchard adjacent to Sufton Rise.

Present Day

16th Century

The large stone bridge crossing the River Lugg in Mordiford is completed. The oldest part of the bridge dates to 1352 AD.

The Pound Lock was constructed.

19th Century

1821 A small School was established in the grounds of Holyrood Church.

1873 Mordiford Church of England Primary School was opened by the Head Master Mr Meek.

1877 The Church of St. Peter in Dormington is restored.

21st Century

The Yew Tree Inn in Prior's Frome is closed and converted to a residential dwelling.

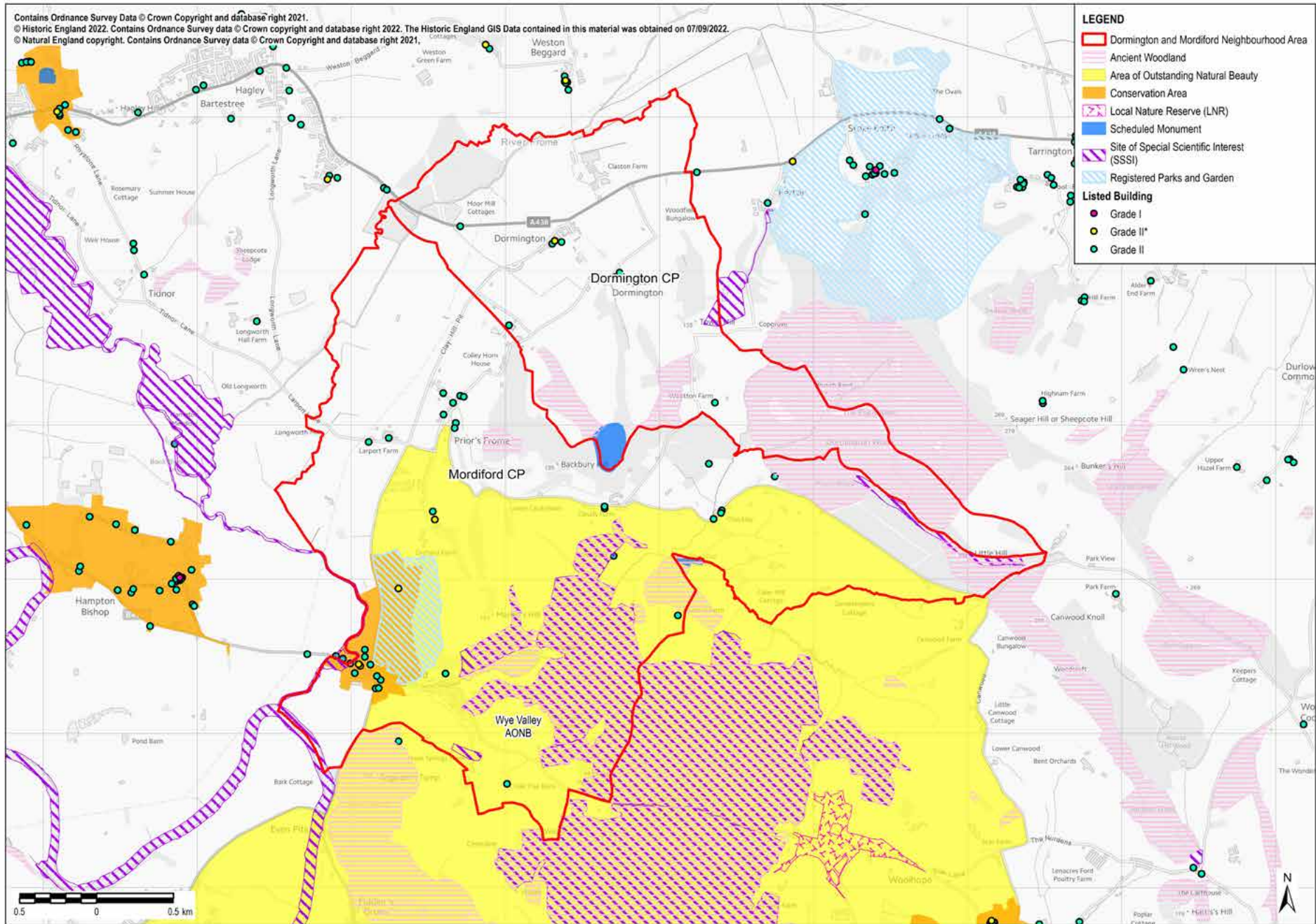
2.3 Landscape, Ecology and Heritage Designations

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

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

The Neighbourhood Area supports numerous statutory designations, including:

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



2.3.1 Ancient Woodland

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

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



F.5

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

2.3.2 Rivers and Flood Risk

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

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

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

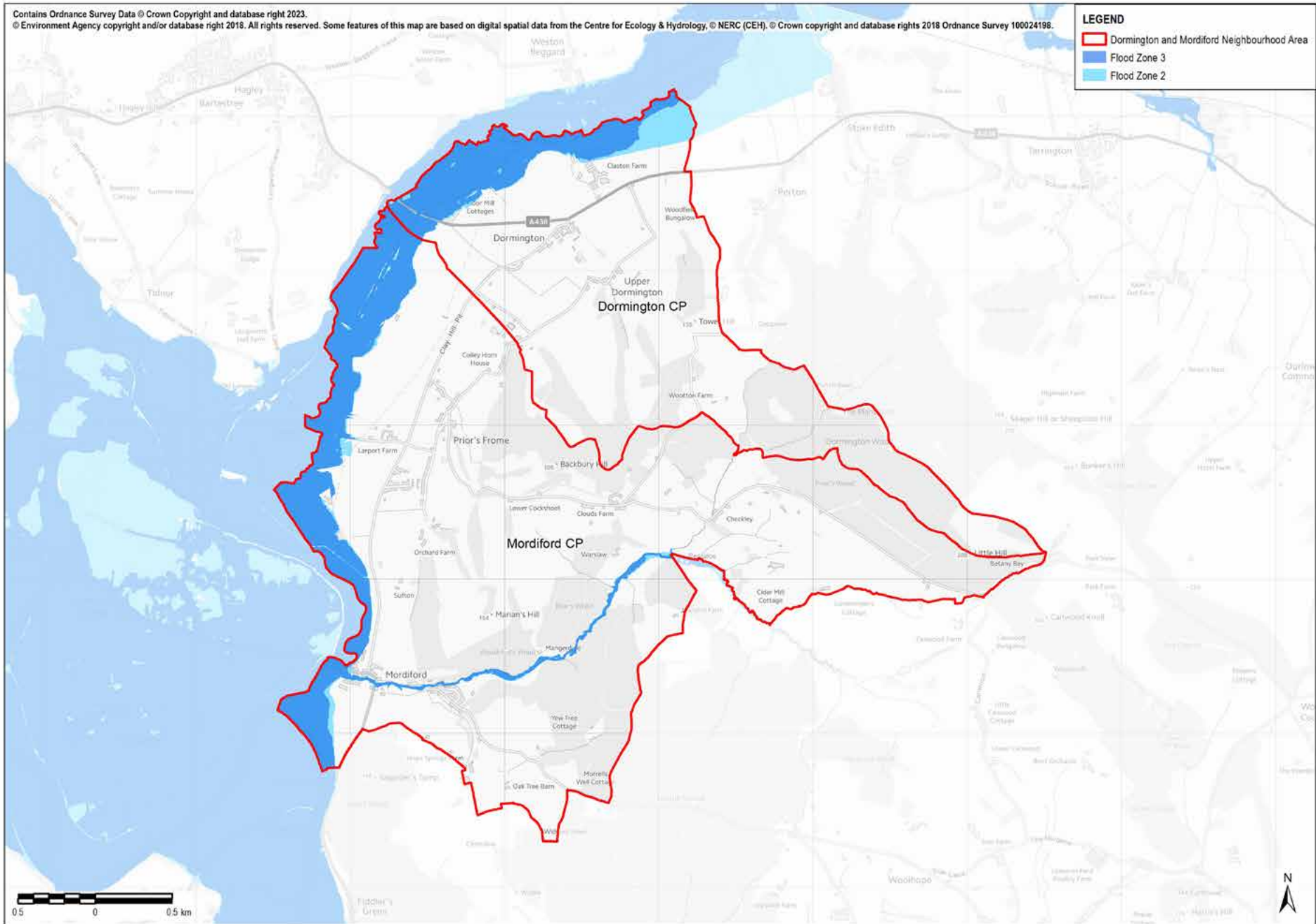
Figure 8, overleaf, shows river flood risk, Flood Zone 2 is defined as land with a 1 - 0.1% annual probability of river flooding and Flood Zone 3 is defined as land with a 1% or greater annual probability of river flooding. Figure 9 shows surface water flooding dark blue represents the greatest surface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

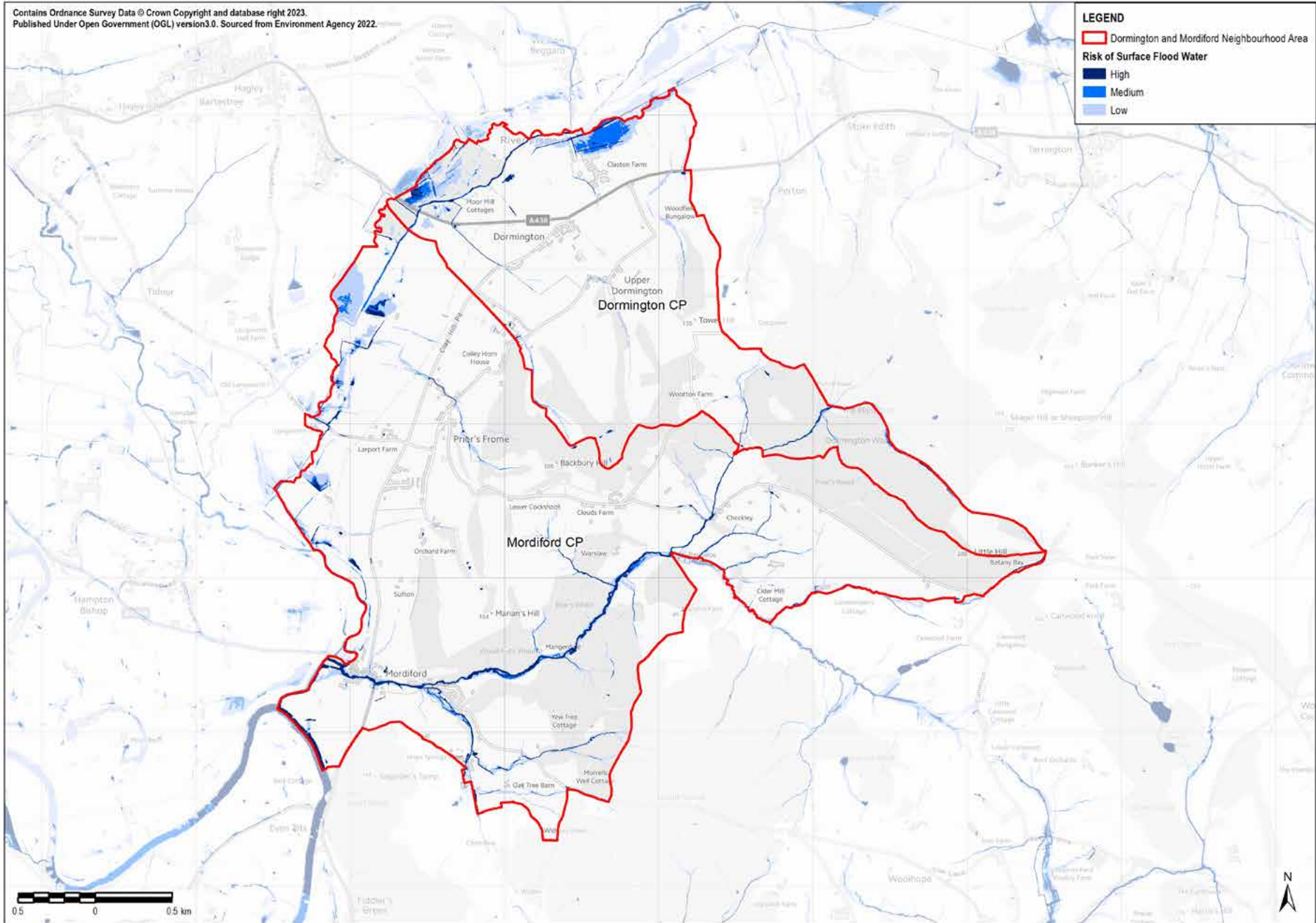


F.6
Figure 06: View north along the River Lugg from Mordiford Bridge.



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





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

2.4 Consultation

2.4.1 Dormington and Mordiford Community Consultation

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

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

Table 02: Summary of survey responses.

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



Character Assessment

03

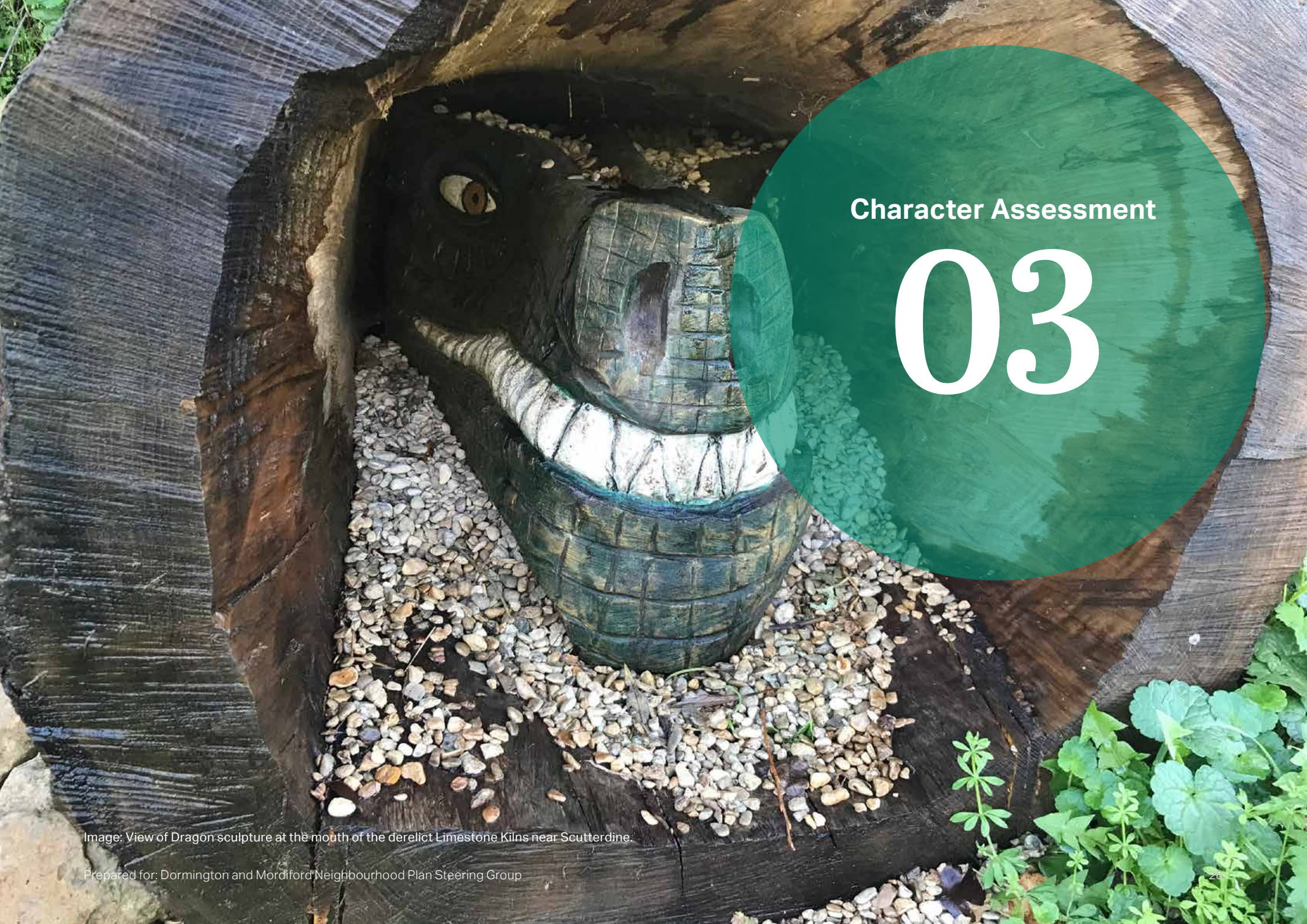


Image: View of Dragon sculpture at the mouth of the derelict Limestone Kilns near Scutterdine.

Prepared for: Dormington and Mordford Neighbourhood Plan Steering Group

3. Character Assessment

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

3.1 What is Character Assessment?

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

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

3.2 Existing Character Assessments

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

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

3.3 Character Areas within the Neighbourhood Area

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

Character Areas (CA):

CA 01: Mordiford

CA 02: Wye Valley

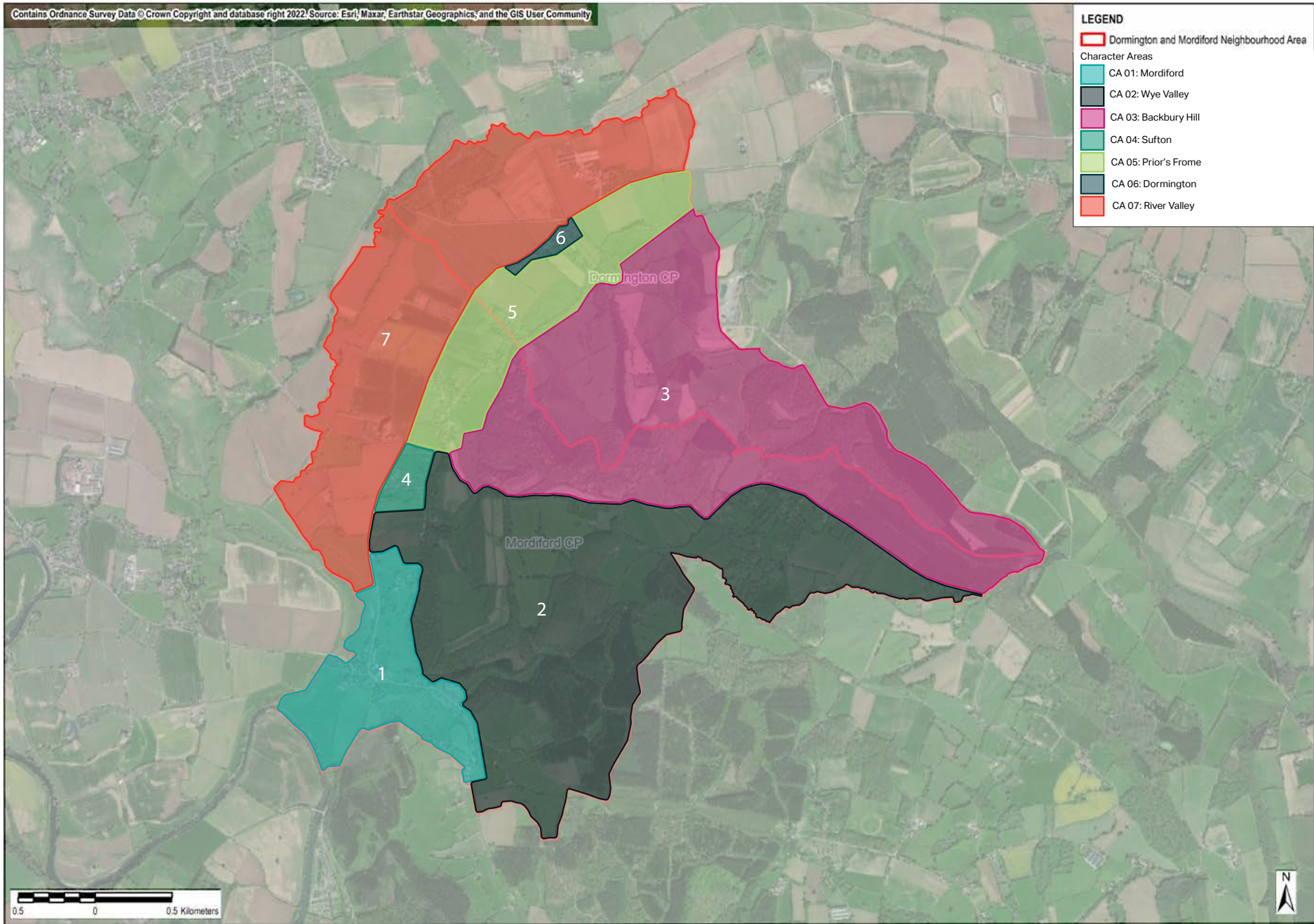
CA 03: Backbury Hill

CA 04: Sufton

CA 05: Prior's Frome

CA 06: Dormington

CA 07: River Valley.



3.4 Area-Wide Positive Aspects of Character

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

3.5 Character Areas

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

Table 03: Area-wide positive aspects of character.

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



CA 1 CA 1: Mordiford

Positive Aspects of Character:

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



F.11

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



F.12

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



F.13

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

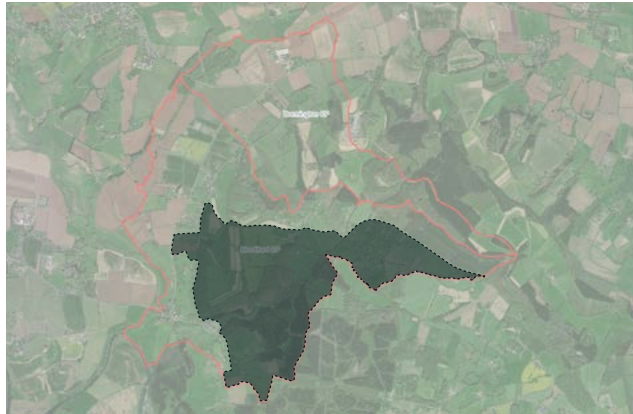


F.14

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

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

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



CA 2 CA 2: Wye Valley

Positive Aspects of Character:

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



F.15

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



F.16

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

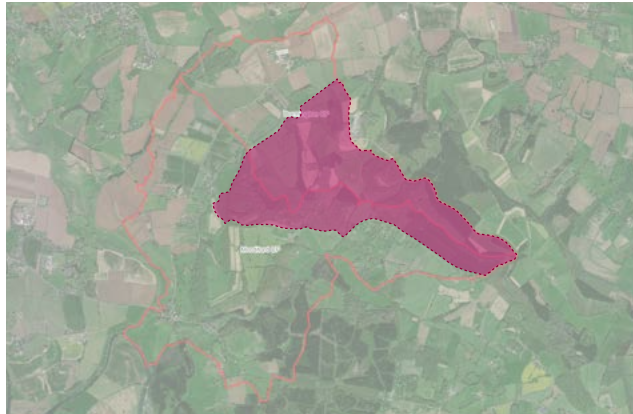


F.17

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

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

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



CA 3 CA 3: Backbury Hill

Positive Aspects of Character:

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



F.18

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



F.19

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



F.20

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

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

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



CA 4 CA 4: Sufton

Positive Aspects of Character:

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



F.21

Figure 21: Semi-detached properties along Sufton Lane.



F.22

Figure 22: Terraced properties within the Sufton Rise estate.



F.23

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

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

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



CA 5 CA 5: Prior's Frome

Positive Aspects of Character:

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



F.24

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



F.25

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



F.26

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



F.27

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

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

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



CA 6 CA 6: Dormington

Positive Aspects of Character:

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



F.28

Figure 28: Dormington aerial image. Source: DMNPSG



F.29

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



F.30

Figure 30: View south along Dormington Road.

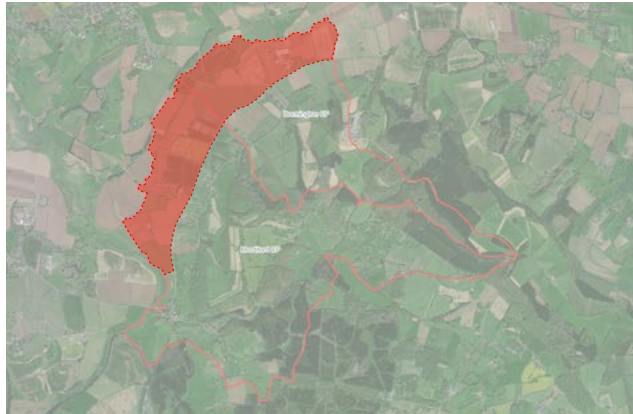


F.31

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

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

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



CA 7 CA 7: River Valley

Positive Aspects of Character:

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



F.32

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



F.33

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



F.34

Figure 34: Aerial view of Claston Farm looking east along the A438. Source: DJ Audit https://www.google.com/maps/@52.0630336,-2.6069283,3a,75y,218.38h,69.32t/data=!3m8!1e1!3m6!1sAF1QipM77cCXPsvEC70NfW6SqH_xoCUyrCE7hVBHRqTu!2e10!3e11!6shttps:%2F%2Fih5.googleusercontent.com%2Fp%2FAF1QipM77cCXPsvEC70NfW6SqH_xoCUyrCE7hVBHRqTu%3Dw203-h100-k-no-pi0-ya86.13762-ro0-fo100!7i8192!8i4096

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

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



Design Guidelines

04

Image: View of Dormington Church from nearby fruit orchard in CA7.

Prepared for: Dormington and Mordiford Neighbourhood Plan Steering Group

4. Design Guidelines

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

4.1 Introduction

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

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

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

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

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

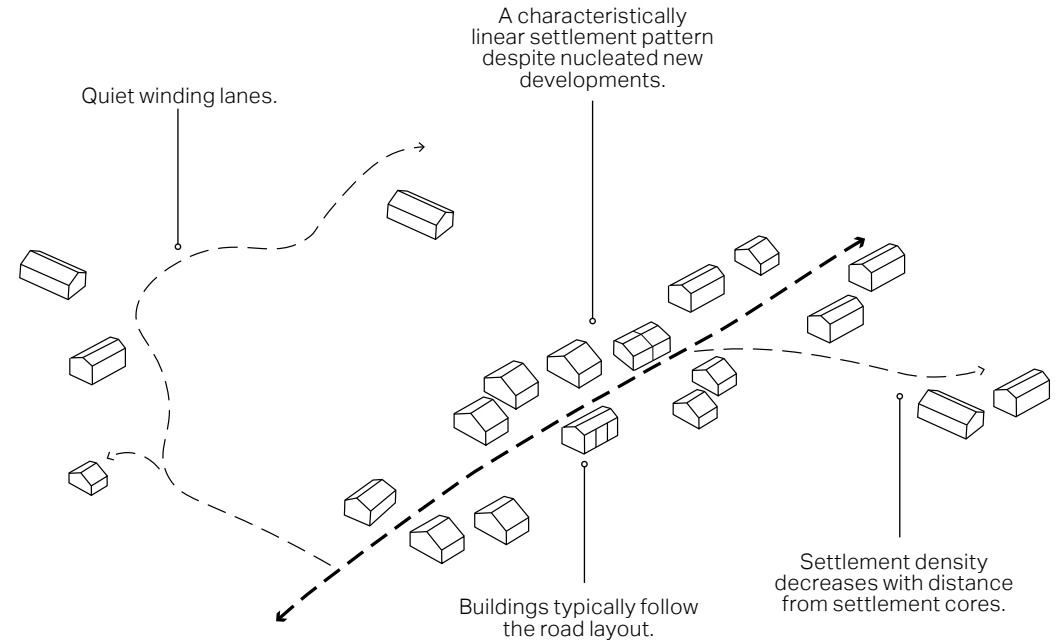
Table 11: General Design Guidance.

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

Design Guideline 01: Pattern of Development

Area-Wide Design Principles

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



F.35

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

Design Guideline

Design Criteria: Pattern of Development

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

Table 12: Character Area Specific Design Principles.

Character Area Specific Design Principles

CA 1: Mordiford

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



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

CA 2: Wye Valley & CA 3: Backbury Hill

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



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

CA 4: Sufton

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



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

Character Area Specific Design Principles

CA 5: Prior's Frome

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



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

CA 6: Dormington

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



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

CA 7: River Valley

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

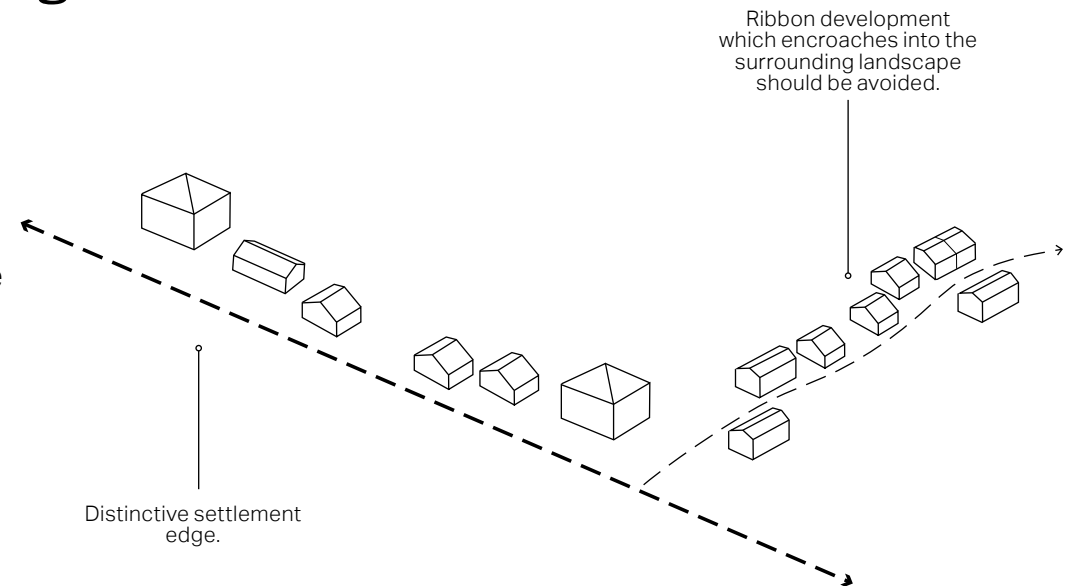


A large substation which lies adjacent to Dormington Road is an example of a distracting feature within the flat open valley landscape. New development must be resisted unless suitably integrated into the landscape.

Design Guideline 02: Settlement Edges

Area-Wide Design Principles

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



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

Design Guideline

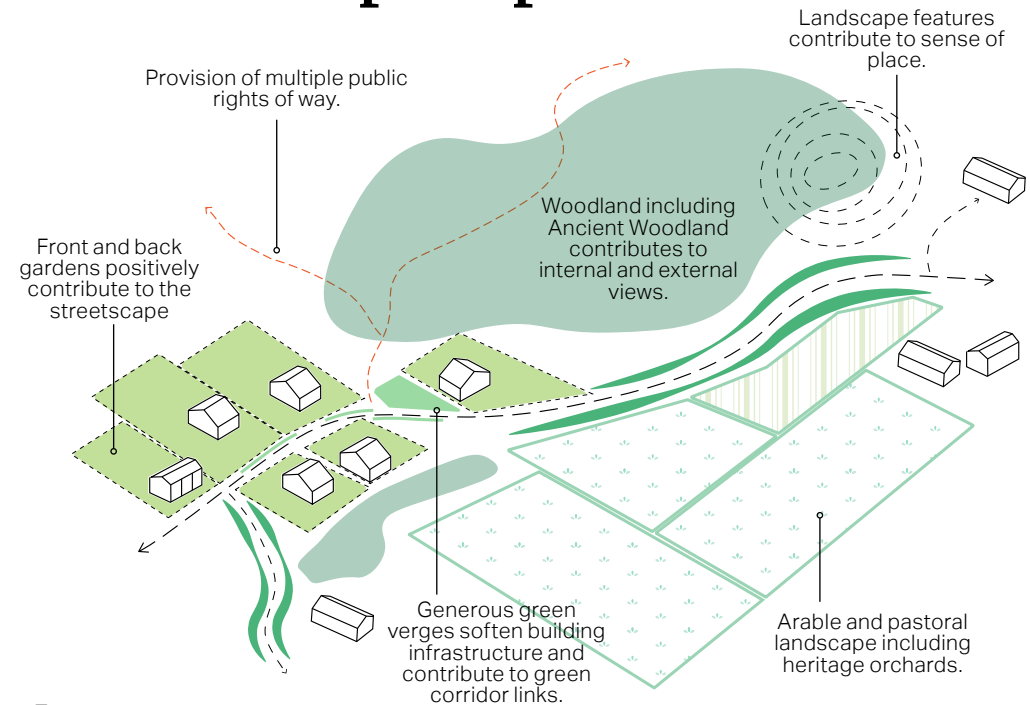
Design Criteria: Settlement Edges

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

Design Guideline 03: Green Infrastructure & Open Space

Area-Wide Design Principles

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



F.37

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

Design Guideline

Design Criteria: Green Infrastructure & Open Space

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

Table 13: Character Area Specific Design Principles.

Character Area Specific Design Principles

CA 1: Mordiford

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



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

CA 2: Wye Valley & CA 3: Backbury Hill

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



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

CA 4: Sufton

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



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

Character Area Specific Design Principles

CA 5: Prior's Frome

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



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

CA 6: Dormington

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



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

CA 7: River Valley

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



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

Design Guideline 04: Access & Movement

Area-Wide Design Principles

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



F.38

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

Design Guideline

Design Criteria: Access & Movement

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

Design Guideline 05: Building Typology

Area-Wide Design Principles

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



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

Design Guideline

Design Criteria: Building Typology

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

Table 14: Character Area Specific Building Typology.

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

Design Guideline 06: Architectural Details and Materials

Area-Wide Design Principles

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



F.40



F.41



F.42



F.43



F.44



F.45



F.46

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

Figure 41: Cottage with characteristic chimney style.

Figure 42: Characteristic window style in Mordiford.

Figure 43: Characteristic Cock and hen stone wall.

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

Figure 45: Unsympathetic extension, Mordiford.

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

Figure 47: Small porch on cottage style property.

Figure 48: Solar panels feature on some properties.

Figure 49: Small dormer windows are characteristic.



F.47



F.48



F.49

Character Area Specific Design Principles

CA 1: Mordiford

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



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

CA 2: Wye Valley & CA 3: Backbury Hill

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



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

CA 4: Sufton

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



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

Character Area Specific Design Principles

CA 5: Prior's Frome

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



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

CA 6: Dormington

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



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

CA 7: River Valley

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



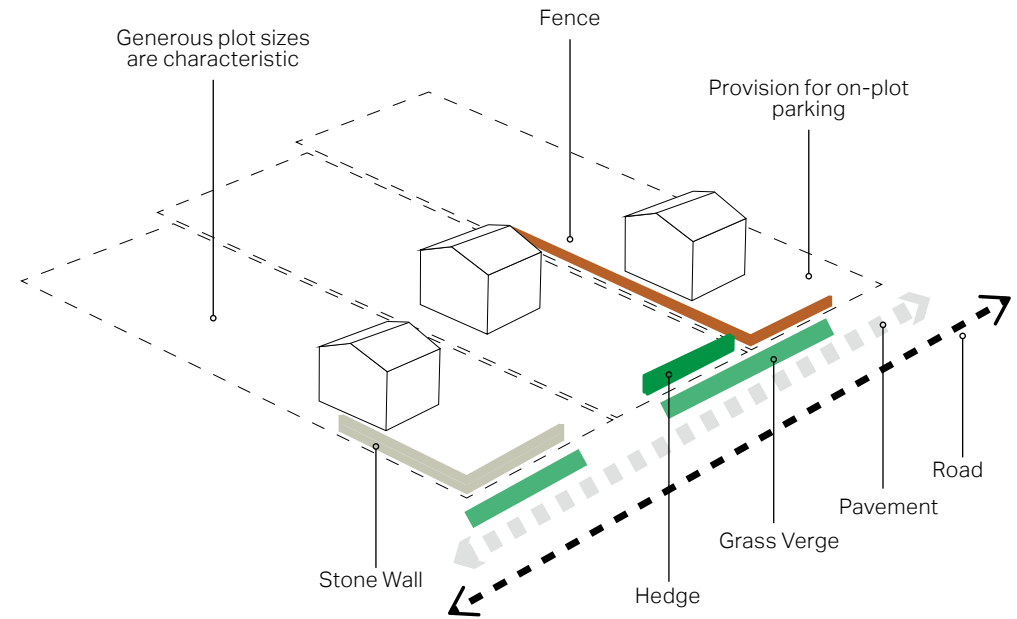
Where inappropriate colour or mass of buildings is proposed there is a significant impact in views. Due to the open character of the CA should avoid distracting or reflective materials.

Table 15: Character Area Specific Design Principles.

Design Guideline 07: Building Line and Boundary Treatments

Area-Wide Design Principles

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



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

Design Guideline

Design Criteria: Boundary Treatments

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

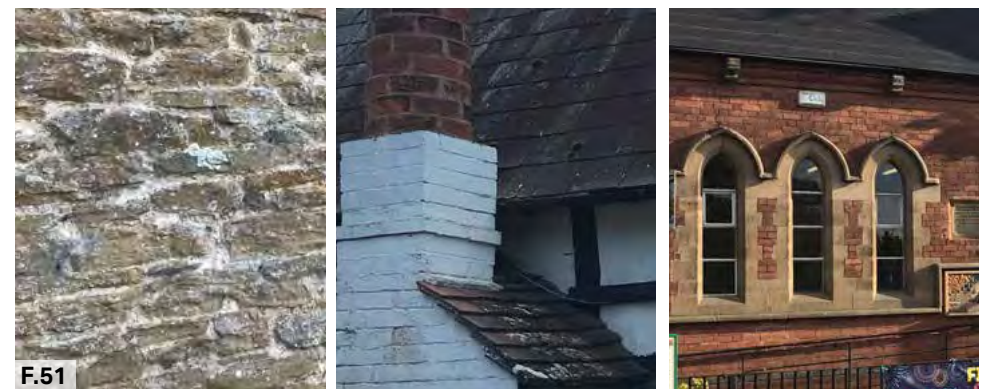
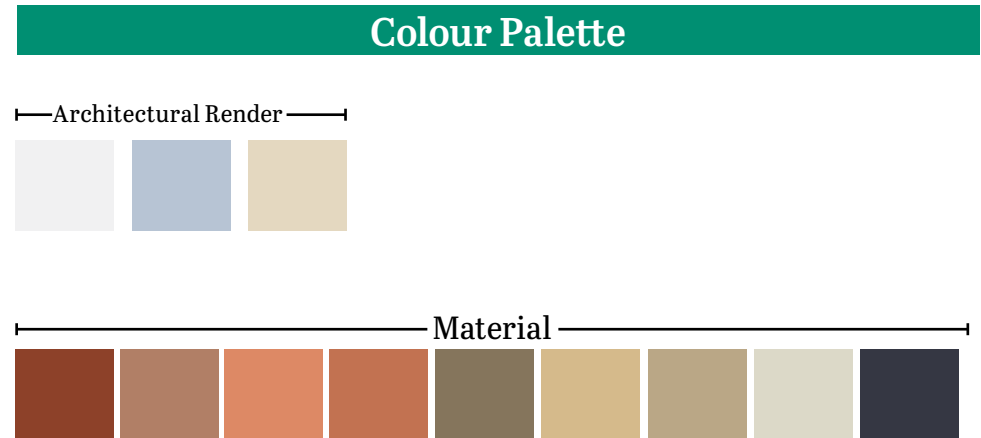
Table 16: Character Area Specific Building Line and Boundary Treatment.

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

Design Guideline 08: Selection & Use of Colour and Tonality

Area-Wide Design Principles

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



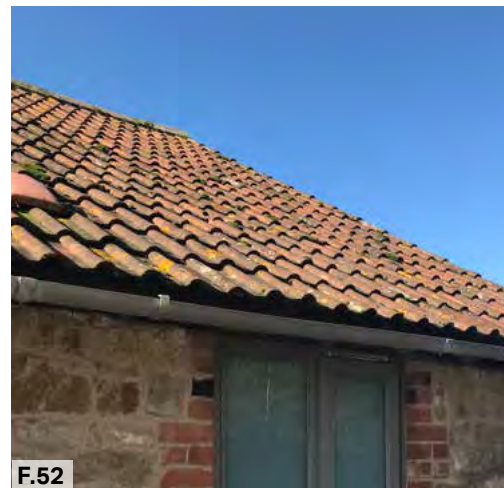
F.51

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

Design Guideline 08: Selection & Use of Colour and Tonality

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

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



F.52

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

Design Guideline

Design Criteria: Selection & Use of Colour

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

Design Guideline 09: Parking and Utilities

Area-Wide Design Principles

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



F.53

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

Design Guideline

Design Criteria: Parking & Utilities

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

Design Guideline 10: Respecting Areas of Local Significance

Area-Wide Design Principles

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



F.54

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

Design Guideline

Design Criteria: Respecting Areas of Local Significance

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

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

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

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

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



Image: View from Swarden Quarry, a culturally significant local site, during Queen's Jubilee celebrations.

Design Guideline 11: Celebrating Existing Heritage Assets

Area-Wide Design Principles

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



F.55

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

Design Guideline

Design Criteria: Celebrating Existing Heritage Assets

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

Design Guideline 12: Respecting Landscape In Views

Area-Wide Design Principles

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

Design Guideline

Design Criteria: Respecting Landscape in Views

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



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



F.56

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



F.57

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

Sustainability

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

4.2 Sustainable Design

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



F.58

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

BUILDING

Design Guideline 13: Minimising Energy Usage

Area-Wide Design Principles

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

- a. New development should aim to achieve high levels of sustainability in terms of energy efficiency and energy generation without compromising the character of the area.
- b. In the context of the Climate Emergency, new development should strive to surpass baseline standards for energy usage and waste. Using published guidance to support best practice in regards energy efficiency using high quality design and innovation to achieve these goals.
- c. Existing buildings being repurposed, refurbished or extended should also consult with best practice guidance documentation and modeling tools to minimise energy usage.
- d. New developments should use triple glazed windows as standard.
- e. The form of structures influences their energy efficiency, a more compact form is preferable however this should be considered in tandem with appropriate building form to maintain the character of the area.
- f. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions to avoid eroding the historic character of the area.
- g. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed.

Design Guideline

Design Criteria: Minimising Energy Usage

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

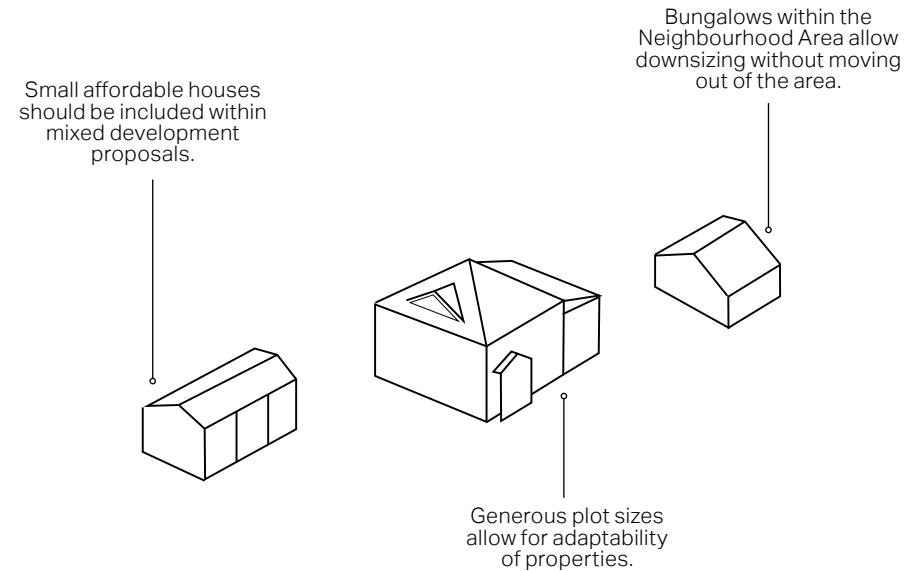
Design Guideline 14: Lifetime & Adaptability

Area-Wide Design Principles

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

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

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



F.59

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

Design Guideline

Design Criteria: Lifetime & Adaptability

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

Design Guideline 15: Minimising Construction Waste

Area-Wide Design Principles

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

- a. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described.
- b. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials must be collated.
- c. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.
- d. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.
- e. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to reduce carbon generation in the building process.

Design Guideline

Design Criteria: Minimising Construction Waste

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

Design Guideline 16: Re-use & Re-purpose

Area-Wide Design Principles

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

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



F.60

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

Design Guideline

Design Criteria: Re-use & Re-purpose

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

EXTERNAL

Design Guideline 17: Electric Vehicle Charging Points

Area-Wide Design Principles

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

On street car parking

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

Off-street car parking

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



F.61

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

Design Guideline

Design Criteria: Electric Vehicle Charging Points

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

Design Guideline 18: Water Management (SuDs)

Area-Wide Design Principles

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

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

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

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

Design Guideline

Design Criteria: SuDs

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

Design Guideline 19: Permeable Paving

Area-Wide Design Principles

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

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

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

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



F.62

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

Design Guideline

Design Criteria: Permeable Paving

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

Design Guideline 20: Ecology

Area-Wide Design Principles

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

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

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

Design Guideline

Design Criteria: Biodiversity

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





New Development Checklist

05

Image: View of cottage adjacent to Pentaloë Brook, Mordiford.

5. New Development Checklist

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

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

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

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

1

General Design Guidelines for New Development

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

2

Street Layout:

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

3

Local Green Spaces, Views & Character:

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

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

4

Gateway & Access Features:

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

5

Buildings Layout & Grouping:

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

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

6

Building Line & Boundary Treatment:

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

7

Building Heights & Roof Line:

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

8

Building Materials & Surface Treatment:

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

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

9

Car parking:

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

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

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

10 Architectural Details & Design:

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



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06

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Appendix

07

7.1 Vision and Objectives for Public Consultation

Dormington and Mordiford Neighbourhood Plan 2022 - 2041 Draft

Vision and Objectives for Public Consultation



1. Background

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

Mark Parvin, NDP Steering Group, February 2022

2. What is an NDP?

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

3. Draft Vision 2022 - 2041

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

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

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

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

4. Draft Objectives 2022 - 2041

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

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

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

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

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

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

5. Key Planning Themes for Dormington and Mordiford NDP

5.1 Natural Environment

- 5.1.1 Dormington and Mordiford Parish has a very rural character. The southern part lies within the northern section of the Wye Valley AONB. The Parish extends westwards from the hill tops and steep slopes of the valley sides down to the low-lying river floodplains of the Rivers Frome, Lugg and Wye. Areas of mature deciduous woodland cover parts of the hillsides and hilltops and some of these include ancient woodland. The river valleys and lower levels include traditional orchards, hop fields, pasture and arable land. Fields are bounded by mature hedgerows.
- 5.1.2 There are many important areas for wildlife. Sites of Special Scientific Interest (SSSIs) include the Rivers Lugg and Wye, Perton Roadside Section and Quarry, Scutterdine Quarry, Woodshutts Wood and Haugh Wood. The River Wye and River Lugg is a Special Area of Conservation (SAC).
- 5.1.3 The Neighbourhood Plan will describe the landscape character of the Parish in more detail and set out how planning proposals should conserve and enhance the special character through the protection of important local landscape features and views and designing appropriate planting and landscape schemes.
- 5.1.4 The Plan will also identify areas of wildlife importance – both those with existing protection and those of local significance - and set out opportunities for wildlife enhancement and biodiversity net gain.

5.2 Design: Local Character and Sustainability

- 5.2.1 The Parish includes a conservation area (Mordiford) and numerous listed buildings including Grade II* Church of St Peter, Church of the Holy Rood, Sufton Court, Old Sufton and Mordiford Bridge (which is also scheduled). There are several other scheduled monuments including Ethelbert's Camp and a moated site near Joanshill Farm.
- 5.2.2 The main settlements, smaller hamlets and farmsteads all have their own individual character and new development should be sensitive in terms of siting, scale, materials and design. At the same time the Parish should recognise the need to contribute to climate change objectives and ensure new buildings and conversions are as sustainable as possible, minimising carbon emissions and maximising resource efficiency.
- 5.2.3 The aim is to commission Design Codes through the Government's Locality Technical Support programme and these will be used to inform detailed policies on design both for individual development sites and for the Parish as a whole.

5.3 Meeting Local Housing Needs

- 5.3.1 Housing in rural parts of Herefordshire is often unaffordable for the people who live and work here and use the local services and facilities such as the school and pubs. New housing development often does not meet local needs which tend to be for smaller houses suitable for first time buyers, young families and older residents seeking to downsize. The NDP provides a major opportunity for local people to have a say in where housing should go and what type of housing should be provided.
- 5.3.2 Work on the housing part of the NDP will form a major element of the Plan's preparation. Herefordshire Council has advised that the NDP will need to plan for a minimum of 21 dwellings within the current plan period to 2031, but if our Plan is to cover the period up to 2041 (the same as the new Local Plan) then it is likely that we will need to accommodate more growth and reflect the transition to the new Local Plan.
- 5.3.3 The Steering Group is intending to undertake a parish housing needs survey to provide more up to date evidence about the housing needs of local people and there will be a call for sites to help identify areas suitable for development. In the Core Strategy the settlements of Mordiford, Dormington and Priors Frome are identified as being the focus for development, and therefore these villages will be the priority for new housing schemes. Housing sites will be identified within the new settlement boundaries.
- 5.3.4 Outside these villages, the area is 'countryside' and development is much more constrained. It is limited to housing needed for agricultural / forestry workers and rural enterprises, replacement dwellings, re-use of redundant buildings, rural exception housing, exceptional design and accommodation for gypsies and travellers (see Core Strategy Policy RA3). Rural exception housing is affordable housing which meets local needs (see Core Strategy Policy H2).

5.4 Improving Community Facilities, Accessibility and Infrastructure

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

5.5 Rural Enterprise

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

Your Comments

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

You can return your completed survey by:

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

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

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

Questionnaire

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

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

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

7.2 Public Consultation Responses to Vision and Objectives

NUMBER OF RESPONSES RECEIVED: 35

Question 1 – Do you support the Draft Vision?

91.45 % (32) supported the Draft Vision

2.85% (1) supported the Draft Vision in part

5.7% (2) did NOT support the Draft Vision

Please provide any comments about how it could be improved:

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

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

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

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

Question 2 - Do you support the Draft objectives?

91.45% (32) supported the Draft Objectives.

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

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

Please provide any comments on how they could be improved:

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

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

Roads and speed limits.

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

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

Question 3 – Natural Environment:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

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

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

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

Question 4 – Design: Local Character and Sustainability:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

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

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

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

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

Question 5 – Meeting Local housing needs:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

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

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

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

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

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

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

Question 6 – Improving Community facilities, accessibility and infrastructure:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

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

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

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

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

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

Question 7 – Rural Enterprise:

91.45% (32) were in support.

2.85% (1) supported in part.

5.7% (2) did NOT support

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

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

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

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

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

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

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

School already used as community hall.

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

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

RESPONSES TO THE VISION AND OBJECTIVES QUESTIONNAIRE

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

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

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

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

No more houses

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

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

Management of large scale farming units/ poly tunnels

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

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

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

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