

Dormington and Mordiford Neighbourhood Development Plan 2025 - 2031

Consultation Statement



Dormington and Mordiford Group Parish Council

January 2025

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Map 1: Dormington and Mordiford Group Parish and Designated Neighbourhood Area



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'*

1.2 A 'consultation statement' is defined in Regulation 15 (2): *'In this regulation "consultation statement" means a document which—*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.'

1.3 National Planning Practice Guidance provides advice about public consultation on NDPs:

'What is the role of the wider community in neighbourhood planning?

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed*
- is able to make their views known throughout the process*
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
- is made aware of how their views have informed the draft neighbourhood plan or Order.'*

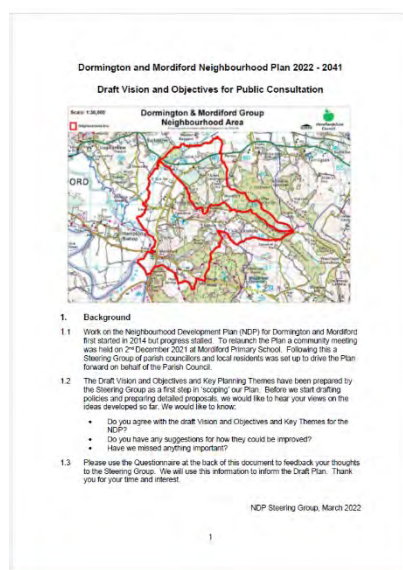
Paragraph: 047 Reference ID: 41-047-20140306
Revision date: 06 03 2014

1.4 The Neighbourhood Plan Steering Group on behalf of the Group Parish Council has been highly committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process. This Consultation Statement sets out the various stages of public consultation (informal and formal) for the Dormington and Mordiford NDP and shows how the responses have shaped and informed the final, submission version of the Plan.

2.0 First Steps and Designation

- 2.1 Dormington and Mordiford Group Parish Council applied to Herefordshire Council to designate the Group Parish as a Neighbourhood Area on 22nd March 2014. The Group Parish was designated on 13th May 2014 and the designated neighbourhood area is shown on Map 1. Work began on the NDP by the Group Parish Council with an Inaugural Meeting of the Neighbourhood Planning Steering Group on Friday 12th December 2014 at 7.30pm at Mordiford School and consideration of community consultation and engagement but work later stalled.
- 2.2 To re-launch the Plan a community meeting was held on the evening of 2nd December 2021 at Mordiford Primary School and local residents and stakeholders were invited to attend to find out more about the process. Anyone interested was invited to put their name forward for the new Steering Group. The new NDP Steering Group of parish councillors and local residents was established shortly afterwards to progress work on the Draft Plan.
- 2.3 Copies of publicity and the slides are provided in **Appendix 1**.

3.0 Vision and Objectives Consultation, Spring 2022



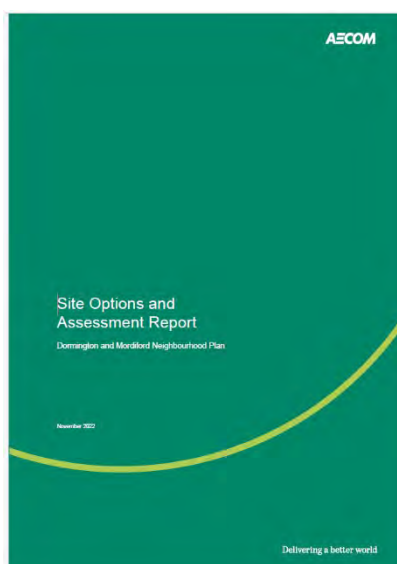
- 3.1 A document setting out a Draft Vision and Objectives and Key Planning Themes document was prepared by the Steering Group as a first step in 'scoping' the Plan.
- 3.2 Consultees were invited to complete a short Questionnaire asking whether they agreed with the Draft Vision, Objectives and Key Planning Themes and to provide any comments (see **Appendix 2**).
- 3.3 A maildrop in conjunction with the local magazine, The Dragon newsletter was provided to every householder (see **Appendix 2**). Local landowners and land agents were

written to directly. A QR code was provided linking to the NDP page of the Parish Council website and Facebook page and an online survey using Survey Monkey.

3.4 Hard copies of the survey were provided in the Moon Inn public house and the churches with boxes in which to place the completed questionnaires.

3.3 There were 35 responses, the vast majority of which were highly supportive of the proposed approach to the NDP. There were a number of detailed comments, and these were all considered carefully and were used to help shape the draft policies and proposals in the Plan. The full report of the consultation is provided on the NDP pages of the Parish Council website <https://dormingtonmordifordgroup-pc.gov.uk/ndp-vision-statement-and-call-for-sites/> and reproduced in **Appendix 2**.

4.0 Call for Sites and Technical Site Assessment Spring - Summer 2022 and Informal Consultation on Preferred Option Sites, Summer 2023



4.1 The Parish Council advertised a Call for Sites in May 2022, to help identify potential housing sites in the Parish for both market and affordable housing.

4.2 Copies of publicity and the site submission form are provided in **Appendix 3**.

4.3 In total 8 sites were submitted for consideration by landowners and agents. The sites underwent technical assessment by independent consultants AECOM, through support from the Locality Neighbourhood Planning Technical Support Programme.

4.4 The Site Options and Assessment Report, November 2022 summary advised that four sites were potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. One site had outline planning permission for a bungalow and a pair of semi-detached houses (DMNP3 Church Field) and therefore did not need to be allocated. The remaining three sites were considered unsuitable for residential development.

- 4.5 The Preferred Option Sites were included in the emerging Draft Plan which was published for informal consultation in Spring/Summer 2023 – see Section 7 of this report and **Appendix 5**. These were Site DMNP5 Sufton Cottage, Sufton Lane, Mordiford for 10 dwellings (NDP Policy DM8/1) and Site DMNP7 Fort House, Upper Dormington for 1 dwelling (NDP Policy DM8/2). A site for affordable housing in the countryside was also included in the emerging Draft Plan (NDP Policy DM9/1).
- 4.6 A majority of respondents supported the proposed housing sites and various concerns were noted about issues such as highways, traffic, density, impacts on local services and the environment and scale. The comments provided an opportunity for the Steering Group and Parish Council to consider the sites again and to decide whether the existing criteria in the allocation policies and other NDP policies addressed local peoples' concerns adequately. Some amendments were made. The **Consultation Report of Informal Public Consultation June – July 2023** is included in Section 7 below of the Consultation Statement and was published on the website.
- 4.7 In summer 2023 two further sites were submitted to the Parish Council for consideration, and the boundary of one of the original eight sites (DMNP7) Fort House was revised. An updated Site Options and Assessment Report was prepared which considered the two new sites and the revised boundary of a previously assessed site. The report incorporated the conclusions of the November 2022 report to provide a single consolidated assessment of all 10 proposed sites.
- 4.8 Following consideration of the updated site assessment report, the Group Parish Council invited comments from local residents and stakeholders on the further site which was found potentially suitable by promoting the site the Parish Council website and on local social media (see **Appendix 5**). No objections to the site were received although there was a submission relating to a restrictive covenant which could limit the future development capacity of the site. The Parish Council agreed to include the site as a site allocation in the Draft Plan (Site DM8/3 Land north of Rectory Barn, Mordiford). The boundary of Site DM8/2 was also revised following further comments from the landowner.

5.0 Dormington & Mordiford Design Guide – Autumn 2022 to Summer 2023



- 5.1 The Parish Council accessed the Locality Technical Support programme to commission design codes for the neighbourhood area. Consultants AECOM prepared a Design Guide document, working closely with the NDP Steering Group.
- 5.2 The Dormington and Mordiford Design Guide Draft Report was completed in February 2023 and published for informal consultation at the same time as the emerging Draft Plan and preferred housing sites in early summer 2023. The complete document was published on the neighbourhood plan pages of the Group Parish council's website, summarised in the summary document and included in the comments form for the emerging draft plan (see **Appendix 5**).
- 5.3 Generally there was support for the NDP and the emphasis on promoting high quality design in policies and proposals.

6.0 Group Parish Housing Needs Survey, March - May 2023

- 6.1 A parish housing needs survey was undertaken by the Parish Council in Spring 2023.
- 6.2 A questionnaire was prepared with the support of officers from Herefordshire Council, based on a similar questionnaire prepared by another local parish (Fownhope).
- 6.3 In March 2023 a letter, questionnaire and a business reply envelope were delivered to each household in our Group Parish, for return by 9th May 2023. The documents were also all published on the home page of the Group Parish Council's website.
- 6.4 Copies of the letter, questionnaire and screenshots of the Parish Council's website are provided in **Appendix 4**.

6.5 The results were analysed by Data Orchard and provided in the report [Future Housing Needs Survey Report, Dormington and Mordiford Group parish, Data Orchard, October 2023](#) which is published on the neighbourhood plan web page.

6.6 The summary of the report set out the following:

'Dormington and Mordiford Group Parish Council ran a Local Housing Needs Survey to get assess current housing stock and future housing needs. 350 questionnaires were hand-delivered to each household. 101 questionnaires were returned of which 82 did not have any housing needs in the next five years. The remaining 19 responses indicated a current and/or future need.

Currently three quarters of households live in a house or cottage, a fifth in a bungalow, and a small number in other types of homes. Most households are owner occupiers and over half have lived in the parish for over 10 years. Details were given of a small number of potential opportunities for new accommodation within the parish.

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

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

All households who have someone who will be setting up a new household of their own currently live in a three to four bedroomed home. All but one household are owner occupiers, with the other renting from a private landlord. The size of these households is currently between 4 and 6 people with a range of ages. Nearly a third are aged 16-24 and a quarter aged 45-64. For those in work, no one works in the parish, but do work elsewhere in Herefordshire (5-15 miles away).'

6.7 The results were used to inform policies on house types, sizes and tenure in the Draft Plan.

7.0 Informal Consultation on the Emerging Draft Plan, June – July 2023



- 7.1 The emerging Draft Neighbourhood Development Plan (NDP) for Dormington and Mordiford Group Parish and preferred options for housing sites were published for informal consultation from late June until Friday 28th July 2023. The Draft Dormington & Mordiford Design Guide was also published for informal consultation at the same time.
- 7.2 The consultation was promoted through a notice in the local PCC parish magazine for Lugwardine, Bartestree, Western Beggard and Dormington, on the Parish Council notice boards and on the Parish Council website. It was also publicised on social media including the local Facebook pages of the different settlements in the Parish. (see **Appendix 5**).
- 7.3 Complete copies of the Draft Plan (v4) and the Draft Design Guide, together with all other background documents were provided on the NDP pages of the Parish Council website (see Screenshots in **Appendix 5**). Hard copies of the documents were left in the two church porches for people to borrow.



Dormington Church Porch

- 7.4 A summary of the Draft NDP and response form for comments were delivered to local households (see copies in **Appendix 5**) with a prepaid envelope for returns. Copies were also provided on the website.
- 7.5 An open drop-in event was held on Thursday 15th June from 7.00pm to 9.00pm at Mordiford Primary School where residents could meet NDP Steering Group members, view copies of the Design Guide and Draft NDP, and find out more about the Neighbourhood Plan. Printed copies of maps, the emerging Draft Plan, summary documents, questionnaires and various maps were placed on tables and a rolling slide show was provided on a large screen (see **Appendix 5**). Around 20 local people attended.



Photos of Drop In Event, 15th June 2023

- 7.6 Completed response forms could be posted back using the pre-paid envelope provided or hand delivered them to Sky Cottage, Upper Dormington, Hereford HR1 4ED. Stakeholders could also download a Word version from the website, complete it and email it back to clerk@dormingtonmordifordgroup-pc.gov.uk .
- 7.7 The complete report of the consultation ([Dormington and Mordiford NDP Informal Public Consultation June – July 2023 Draft Plan Policies, Preferred Option Housing Sites & Dormington and Mordiford Design Guide Consultation Report](#)) is published on the neighbourhood plan pages of the website.
- 7.8 There was a response rate of 70 responses representing 20% of the 250 households in the Group.
- 7.9 The draft Vision and Objectives were supported by a majority of respondents. A minor change was proposed to the vision to refer to high quality contemporary design. The policies and proposals were all generally supported by a majority of respondents. Proposals for site allocations for housing had lower rates of support and more

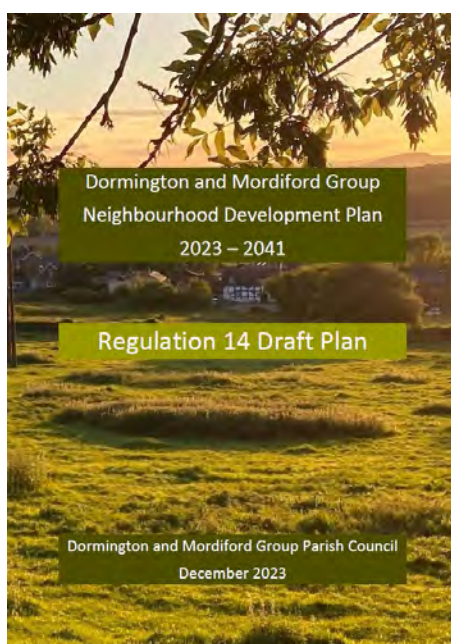
comments/concerns submitted, but overall, all were supported by a majority of respondents. The comments provided an opportunity for the Steering Group and Parish Council to consider the sites and to decide whether the existing criteria in the allocation policies and other NDP policies address local peoples' concerns adequately. Some minor changes were made some Draft Policies including DM2, DM7, DM12 and DM14.

- 7.10 Several suggestions were put forward for Local Green Spaces and these were assessed by the Steering Group and where appropriate included in the Plan as additional sites. There were suggestions to amend parts of settlement boundaries, and these were considered carefully by the Steering Group and some amendments made. The boundary of a site allocation was changed to a more appropriate size for a single dwelling in response to local concerns and the landowner's advice. Further consideration was given to the proposed site allocation for affordable housing (DM9/1), following concerns from the landowner in relation to viability. It was decided to retain the site in the Draft Plan for Regulation 14 consultation.
- 7.11 In addition, there were various suggestions which could be followed up as actions by the Parish Council. Many of these concerned traffic, speeding, accessibility and public transport etc.
- 7.12 It was concluded that the emerging Draft Plan responded well to residents' concerns about issues such as flooding, infrastructure, sewage etc and their appreciation of the area's distinctive rural character, attractive landscape, wildlife and attractive historic buildings and heritage. Affordability of local housing remained a concern and this was evident in the results of the Parish Housing needs survey which was undertaken at around the same time, and which was subsequently analysed by Data Orchard. There were also some concerns about the amount and location of the proposed housing sites.
- 7.13 Following further revisions to the Draft Plan it was published for formal (Regulation 14) public consultation.

8.0 Local Green Spaces

- 8.1 In November 2023 the Parish Council publicised the proposed Local Green Spaces on social media and the Parish Council's website and wrote to the local landowners.
- 8.2 Copies of publicity are provided in **Appendix 6**.
- 8.3 Only one landowner responded – the landowner of Checkley Common. The landowner expressed concerns about recent media reports which suggested a potential relaxation of Green Belt policy if there was a change of Government. The landowner considered that designation of the site as Common Land affords a greater level of protection.
- 8.4 The NDP Steering Group considered the response and decided to retain Checkley Common as a LGS in the Draft Plan as it was considered that this was an additional protection to Common Land.

9.0 Regulation 14 Consultation



9.1 The Dormington & Mordiford Group Draft Neighbourhood Plan was published for 6 weeks formal consultation from Monday 29th January 2024 until 5pm Monday 11th March 2024.

9.2 The public consultation was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

'Pre-submission consultation and publicity

14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan or modification proposal;

(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;

(iii) details of how to make representations;

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and

(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'

9.3 The Regulation 14 consultation was publicised in the following ways (see **Appendix 7**):

- Postcards were delivered to all households with the relevant website links and QR codes and an invitation to respond to the consultation as well as advice about obtaining hard copies of the relevant documents;
- Notices and posters on Parish Council noticeboards;
- The Parish Council website;
- Social media (Facebook); and a
- Notice in Herefordshire Times newspaper.



Notice on Parish Council Noticeboard

9.4 The Draft Plan, response forms and other background documents were published on the Neighbourhood Plan website (see screenshots in **Appendix 7**).

9.5 Hard copies of the NDP, response form and other background documents were provided in the foyers of the two churches of St Nicholas Church, Checkley and St Peter's Church Dormington. Copies of the documents were also available for viewing at the Moon at Mordiford Inn.

9.6 Completed response forms could be emailed to clerk@dormingtonmordifordgroup-pc.gov.uk. Reply boxes were also provided at Mordiford School, the Moon Inn pub at Mordiford, Dormington Church or Checkley Church. Responses could be brought to or completed at the public drop in event. Responses were also invited in writing to a PO Box.

- 9.7 An open drop-in event was held on Tuesday 5th March from 6.30pm – 8.00pm at Mordiford School where stakeholders could meet the NDP Steering Group members, view copies of the Draft NDP and Dormington & Mordiford Design Guide and find out more about the Neighbourhood Plan.



Photos of the event at Mordiford School

- 9.8 A list of consultation bodies and their contact details was kindly provided by Herefordshire Council. Emails were sent out to these and other local organisations. The list of organisations is provided in **Appendix 8**.

Summary of Responses

- 9.9 **Appendix 9** includes a set of response tables setting out the detailed responses submitted during the Regulation 14 public consultation, together with the Parish Council's consideration and any resulting changes to the submission version of the Plan.
- 9.10 **The responses from Herefordshire Council are provided in Table 1.** A number of changes were made to the policy wording in response to suggestions and recommendations put forward by officers. This included further recommendations which offered clarification on some issues prior to submission. Briefly these included:
- Policy DM1 – the policy wording was amended following detailed recommendations in relation to protecting landscape character and views.
 - There was discussion about the suitability of some of the proposed housing sites. Former site DM8/3 was deleted in response to concerns about the sensitivity of the site and comments about whether a site allocation for a single dwelling would make a significant contribution to the overall housing target for the neighbourhood plan area. The location of site DM9/1 was not considered optimal for affordable / exception housing but the SG felt that the site should be retained as it is considered to be within the settlement of Mordiford, is quite close to local facilities and is currently an eyesore. It would provide much-needed affordable housing within the area.
 - Several amendments were made to site allocations and Policy DM11 to address matters raised by the highways and transportation department.
 - Policy DM3 was amended in response to comments about BNG.
- 9.11 Overall the Regulation 14 Plan was found to be in general conformity with the policies of the Core Strategy and the strategic planning team raised no objections.

9.12 **Table 2 sets out the responses from the Consultation Bodies** and other groups. In summary these comments included the following:

- The local primary school is generally supportive of the Draft Plan's policies and proposals including the proposal for the new community hall (DM10).
- Avison Young on behalf of National Grid considered NDP development sites crossed or in close proximity to NGET assets and advised that an assessment was carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET identified that it has no record of such assets within the Neighbourhood Plan area. An assessment was carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission identified that it has no record of such assets within the Neighbourhood Plan area.
- NHS Herefordshire & Worcestershire ICB had no direct comments on the plan but welcomed the suggestions for providing suitable infrastructure to accommodate high-speed broadband and mobile telephones, which is of benefit to the provision of healthcare into rural communities.
- National Highways advised that plan does not introduce any new development sites or transport related policies that are likely to impact upon their network.
- Welsh Water welcomed the provisions as set out in the policies of the NDP, and in particular applaud the inclusion of policies DM4 and DM13. Each of the 3 WwTWs are small and so there is limited capacity to accommodate new development. With regard to Site DM8/1, there are no issues in the public sewerage network or water supply network in providing this site with a connection, although from a public sewerage network perspective some form of offsite sewerage will be required. WW can accommodate the foul flows from the site at our Mordiford Sufton Rise WwTW. The other proposed allocations are all outside of WW's public sewerage network catchments, and so will require a private drainage option. There are no issues in providing these other allocations with a supply of clean water.
- Environment Agency provided advice about flood risk in the Neighbourhood Plan Area including where relevant in relation to proposed site allocations. DM8/1 Sufton Cottage, Sufton Lane, Mordiford': the entire site sits within Flood Zone 1 (the low-risk zone) on our Flood Map for Planning, there is some close proximity to Flood Zones 2 and 3 from the River Lugg. The second and third allocation within Policy DM8 is sites 'DM8/2 Fort House, Upper Dormington, HR1 4ED' and 'DM8/3 Land north of Rectory Barn, Mordiford' which are both located entirely within Flood Zone 1. The fourth allocation is within Policy DM9 at the site 'Site DM9/1 The Lime Kiln, Hope Springs, Mordiford' which is also located entirely in Flood Zone 1. The boundary of this allocation is aligned with an unmodelled ordinary watercourse that could be prone to flooding. Criteria are included in the site allocation policies where relevant to address issues related to flooding and drainage.
- British Horse Society asked that references to PROW in the plan referred to horse riding and bridleways and accordingly changes have been made to the submission plan.
- A number of changes were recommended by the Wye Valley National Landscape (AONB) team to policies, maps and supporting text. The comments were discussed at a meeting with the SG and WVNT and the vast majority of the proposed changes were taken on board in the submission plan, including where these provided additional criteria to site allocation policies. Overall, the NDP has been strengthened throughout by providing more detailed references to the Wye Valley and the need to protect this special landscape.

- 9.13 **Table 3 sets out the comments submitted by local residents and stakeholders**, including parents and carers with children at the primary school. There were 38 responses submitted and the vast majority were very supportive of the policies and proposals in the NDP. There were comments about the importance of the school in the community and the importance of providing safer routes for children and reducing the impacts of traffic, concerns about the environment/sustainability, design and the need to plan for more houses locally. The Policy on water (DM13) was amended in response to concerns about water supplies in the area.
- 9.14 **Table 4 includes the submissions by landowners** of proposed development sites. Amendments were made in response to concerns about the accuracy of the map for Site Allocation DM8/2.
- 9.15 The Submission Plan was updated accordingly.

10.0 Conclusion

- 10.1 This Consultation Statement for the Dormington and Mordiford Group NDP sets out the informal and formal consultation processes which have been undertaken throughout the preparation of the NDP.
- 10.2 It demonstrates that the Group Parish Council has been inclusive and open in the preparation of its Neighbourhood Development Plan and that the wider community has been kept fully informed of what has been proposed, has been able to make their views known throughout the process, has had opportunities to be actively involved in shaping the emerging Neighbourhood Plan and has been made aware of how their views have informed the Draft and Submission versions of the Neighbourhood Plan.
- 10.3 The NDP has given the local community the power to develop a shared vision for their area. It provides a local planning framework which has been truly community led, and which should help to protect and enhance those assets which are highly valued by residents, whilst supporting appropriate sensitive and sustainable development in the future.

Appendix 1: Re-Launch Event, 2nd December 2021

Copy of Notice in local Three Churches Parish Magazine

Dormington and Mordiford Group Parish Council

Please check the noticeboard at the front of the churchyard for dates and times of Parish Council meetings and other PC matters.

There are several current planning applications which you are encouraged to comment upon.

There is also the important initiative of the **Neighbourhood Development Plan** which will strongly influence the future of our Parish in the years to come. **Have your say!**

Restarting the Neighbourhood Development Plan – Parish Meeting on 2nd December. Mordiford School from 7pm.

Refreshments including mince pies, punch, teas and coffees

Numbers limited to 50 – so please contact clerk@dormingtonmordifordgroup-pc.gov.uk if you would like to attend in person, or ring 07940 391150.

For those with access to Zoom (via the internet), you may also attend online. Details of the Zoom link are available from the Parish Clerk.

In 2014, the Parish Community came together and started a Neighbourhood Development Plan (NDP), and as result, a settlement boundary was agreed by HC. For various reasons, the process halted and was put on the back burner. However, for reasons outlined below, we would like to persuade you to recommence the NDP.

We have appointed a Planning Consultant to guide us through the first and hopefully following stages of the NDP, who will be attending our first meeting.

The consultant and process is grant funded, and we have already applied for grants.

What's the purpose of a neighbourhood development plan (NDP)?

- It gives our community the ability to influence planning.
- Plans must conform with planning policies, guidance and relevant legislation at a local and national level. This is tested by independent examination.
- Plans must demonstrate involvement of the local community in decision making and be subject to a community referendum.
- Once such a plan is made or adopted, it will become a statutory plan carrying equal weight to the Herefordshire Local Plan - Core Strategy and be part of the Local Development Framework. This will mean that it will be used in making decisions on planning applications by Herefordshire Council (HC) in our area.
- The net result of this, is that our Parish should be able to influence where it wants its houses built, as well as the type, design and materials.
- The purpose is NOT to prevent houses being built but to influence **where** they are built.

Why is it important now?

Parishes without an NDP automatically come under Hereford Council's Development Plan. If Hereford Council ever fails to meet its housing stock levels, then parishes without NDPs may be subject to development of housing types not suitable for the parish, of materials and design that are out of keeping, and in far greater numbers than anticipated. Due to the moratorium on building in the catchment areas of our rivers because of river Phosphate levels, Hereford Council's 6.9 years of housing land supply could be used up very quickly once the moratorium ends.

Evidence provided by HC's own research, indicates that the county is short of affordable housing, which enables young families and families on lower incomes to continue to live in the county.

Herefordshire currently needs about 850 homes to be built each year. Over twenty years, this is equivalent to 17,000 dwellings. The need figure will be revised in March 2022 after the Government publishes its data.

Why is it important to our community?

The NDP provides the opportunity for you to influence the following:

- Identify sites for housing, including affordable housing;
- Provision for businesses to set up or expand in the parish;
- Provision of cycle ways and footpaths;
- Identify sites for community use such as schools, village halls, health centre, leisure facilities;
- House Design guidance for your parish;
- Protection and creation of open space, green amenity areas, nature reserves, allotments and play areas;
- Protection of important local buildings and other historical assets;
- Promoting of renewable energy schemes and projects;
- Restrict the types of development or change of use, for example; non-retail uses in town centres;
- Provide sites for Gypsies and Travellers;

Who is invited and how can I contribute?

Residents of the Parish, and resident stakeholders such as Churches, Schools, businesses, local landowners are all invited.

You can contribute by bringing your ideas on the above to the meeting; you can join the Steering Group – you don't need to attend every meeting.

The Planning Consultant will explain the process of creating the NDP, including the provision of a draft vision statement for which your input is needed.

We look forward to hearing from you.

Copy of Publicity in Dragon Newsletter

Your Parish Council What are your priorities?

Let us know what you think:

- email the PC Clerk or contact one of your councillors
- come along to a PC meeting
- or join a PC working group

Email: clerk@dormingtonmordifordgroup-pc.gov.uk

The Dragon

facebook Find the Parish Council on Facebook!

Welcome to the latest edition of the Parish Council (PC) newsletter. The aim of this newsletter is to share the work of the PC and to invite you to give us feedback on our activities or suggest improvements to the local area. You can do this by approaching any individual Councillor, messaging us on Facebook, or emailing/phoning our Clerk.

Since the last newsletter, we have welcomed a new Councillor to the PC, Wendy Tolley has recently moved into Priors Frome with her family and is keen to get to know the local community and support the PC.

The PC also welcomed a new Parish Clerk, Clare Procee is responsible for carrying out the legal, administrative and financial aspects of the PC work.

When the Parish Council met earlier this month, we decided to keep the precept at the same level as previous years. This is the amount of money which is used to fund the PC and is collected by Herefordshire Council through the Council Tax.

We have built up large reserves and want your feedback on how we could spend it. Please see the back page and flyer for more details.

Finally, we hope that you will join us on the 2nd December for a meeting about a Neighbourhood Development Plan, more information is included inside this newsletter.

Full details of our meetings can be found here: <https://dormingtonmordifordgroup-pc.gov.uk/> and up to date news or local events can be found on our Facebook page.

Neighbourhood Development Plan

In 2014, the Parish Community came together and started a Neighbourhood Development Plan (NDP), and as a result, the neighbourhood boundary was agreed by HC (Ref 1). For various reasons, the process halted, and was put on the back burner. However, we are now keen to recommence the NDP.

We have appointed a Planning Consultant to guide us through the first and hopefully following stages of the NDP, who will be attending our first meeting.

The consultant and process is grant funded, and we have already applied for grants.

What's the purpose of a neighbourhood development plan (NDP)?

It gives our community the ability to influence planning decisions (Ref 2).

- Plans must conform with planning policies, guidance and relevant legislation at a local and national level. This is tested by independent examination.
- Plans must demonstrate involvement of the local community in decision making and be subject to a community referendum.
- Once such a plan is made (adopted), it will become a statutory plan carrying equal weight to the Herefordshire Local Plan - Core Strategy and be part of the 'Local Plan'. This will mean that it will be used in making decisions on planning applications by Herefordshire Council (HC) in our parish.
- The net result of this, is that our Parish should be able to influence where housing, and other development, should be built, as well as house sizes and types, design and materials.
- The purpose is NOT to prevent houses being built but to influence **where** and how they are built.

Why is it important now?

Parishes without an NDP have less influence on decisions over development. If Herefordshire Council fails to meet its housing requirement, then parishes without NDPs may find it harder to resist inappropriate development including housing types and sizes not suitable for the parish, with materials and designs that are out of keeping, and far greater numbers than anticipated.

Because of the current moratorium on building in the catchment areas of our rivers due to the river Phosphate levels (Ref 3) Herefordshire Council's 6.9 year's of housing land supply (Ref 4), could be used up very quickly once the moratorium ends.

Evidence provided by HC's own research, indicates that the county is short of affordable and smaller housing, which enable young families and families on lower incomes to continue to live in the county and older people opportunities for downsizing, thus freeing up larger properties for households with children (Ref 5).

Herefordshire currently needs about 850 homes to be built each year. Over twenty years, this is equivalent to 17,000 dwellings. This figure will be revised in March 2022 after the Government publishes its data (Ref 6).

Why is it important to our community?

The NDP provides that opportunity for you to influence the following (Ref 2).

- Identifying sites for housing, including affordable housing;
- Provision for businesses to set up or expand in the parish;
- Improving accessibility through cycle ways and footpaths;
- Protecting sites for community use such as schools, village halls, health centre, recreation facilities;
- Design guidance for your parish;
- Protection and creation of open space, green amenity areas, nature reserves, allotments and play areas;
- Protection of important local buildings and other historical assets;
- Promoting of renewable energy schemes and projects;

Who is invited and how can I contribute?

Residents of the Parish, and resident stakeholders such as Churches, Schools, businesses, local landowners are all invited.

You can contribute by bringing your ideas on the above to the meeting; you can join the Steering Group – you don't need to attend every meeting.

The Planning Consultant will explain the process of creating the NDP, including the provision of a draft vision statement for which your input is needed.

We look forward to hearing from you.

**Restarting the Neighbourhood
Development Plan
Parish Meeting on 2nd December**

Mordiford School 7-8pm

Refreshments provided

Please contact the Parish Clerk on clerk@dormingtonmordifordgroup-pc.gov.uk or ring 07940391150 if you would like to attend.

For those with access to Zoom (via the internet), you may also attend online.

Meeting ID: 974 7253 8303

Password: 586122

Copy of Public Notice on Notice Boards and in Newsletter

Neighbourhood Development Plan



The Parish Council are recommending the Neighbourhood Development Plan (NDP) and invite you to the first meeting.

The NDP provides you with the opportunity to influence:

- Identifying sites for housing, including affordable housing;
- Improving accessibility through cycle ways and footpaths;
- Protecting sites for community use such as schools, village halls,
- Design guidance for your parish;
- Protection and creation of open space, green amenity areas, nature reserves, allotments and play areas;
- Protection of important local buildings and other historical assets.

2nd December, Mordiford School 7-8pm

Please book in with our Parish Clerk on clerk@dormingtonmordifordgroup-pc.gov.uk or phone 07940 391150

Join us for a mince pie and glass of festive punch.

For those with access to Zoom (via the internet), you may also attend online.

Meeting ID: 974 7253 8303

Password: 586122

Copy of Public Notice on Parish Council website

 DORMINGTON & MORDIFORD GROUP
PARISH COUNCIL 

NOTICE OF PUBLIC MEETING

**THURSDAY 2ND DECEMBER 2021 AT 7PM IN
MORDIFORD SCHOOL**

TO LAUNCH

NEIGHBOURHOOD DEVELOPMENT PLAN

ZOOM CODE : 974 7253 8303
ZOOM PASSWORD: 586122

AGENDA:

1. Welcome and Introductions
2. What is an NDP and why we should have one – Planning Consultant
3. Aim of the meeting
4. Vision statement
5. Steering group and its function
6. Next Steps
7. Where you can find progress updates
8. Any other business
9. Date of next meeting
10. Meeting closes

**DUE TO COVID RESTRICTIONS AND PARKING AVAILABILITY, WE ARE ONLY
ABLE TO PHYSICALLY ACCOMMODATE 50 PEOPLE SO PLACES WILL BE
ALLOCATED ON A FIRST COME FIRST SERVED BASIS. PLEASE CONTACT THE
CLERK ON clerk@dormintonmordifordgroup-pc.gov.uk or by telephone on
07940391150**

REFRESHMENTS

Mince pies, Alcohol free Christmas punch and tea/coffee will be served

Address for correspondence:
Clare Preece, Parish Clerk, 17 Wheatridge Road, Belmont Hereford HR2 7UL

Copies of Slides



Neighbourhood Area Boundary defined in 2014 when NDP plan was initiated
Strategic Environmental Assessment created by HC
Process slowed and halted 2018

www.herefordshire.gov.uk/dn
www.herefordshire.gov.uk/dn/ndp
www.herefordshire.gov.uk/dn/ndp/ndp
www.herefordshire.gov.uk/dn/ndp/ndp/ndp
www.herefordshire.gov.uk/dn/ndp/ndp/ndp/ndp

Scale: 1:30,000

Dormington & Mordiford Group Neighbourhood Area

Strategic Environmental Assessment

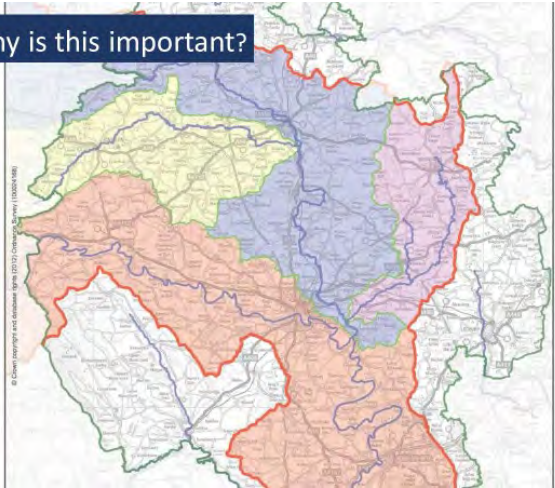
Dormington & Mordiford Group Neighbourhood Area Scoping Report

A map of the Dormington & Mordiford Group Neighbourhood Area. The map shows a red boundary line enclosing the area. Various locations are labeled, including Lugwardine, Bartestree, Weston Bagard, Stoke Edith, Perton, Upper Dormington, Lower Hill, Wootton Bassett, and Mordiford. The map also shows roads, rivers, and other geographical features. A legend in the bottom left corner identifies the "Neighbourhood Area" with a red square. The map is titled "Dormington & Mordiford Group Neighbourhood Area" and "Strategic Environmental Assessment". It also includes a "Dormington & Mordiford Group Neighbourhood Area Scoping Report" and a "Consultation in Interim" section.

Wye catchment – why is this important?


Why is an NDP needed now?

- Building Moratorium until phosphate levels under control
- By the time this happens HC's building stock may be depleted
- Parishes without an NDP may be vulnerable to development of the type they don't need or want




Why are these important?

- Sites of Special Scientific Interest SSSI (green)
- Area of Outstanding Natural Beauty AONB (red)



Questions

- What is an NDP and what is it for?
- What are its outcomes?
- Why bother with an NDP? What's in it for us?
- What is the legal status of an NDP – can developers overrule it?




What is a neighbourhood plan?

- A statutory planning document.
- It forms part of the 'development plan' for an area.
- It will usually have:
 - A map showing the area covered by the plan (here, the Parish is the designated area)
 - A policies map showing things like site allocations for development, settlement boundaries, community facilities, local green spaces and
 - A set of planning policies to guide decisions on development.

A Neighbourhood Plan is very different from documents such as Parish Plans, village design statements etc.

Process and Timescales

- A Neighbourhood Plan is prepared according to The Neighbourhood Planning (General) Regulations 2012 (as amended).
- More detailed Government advice is set out in National Planning Practice Guidance (an online resource).
- There are a number of stages to preparing a Plan.



What Neighbourhood Plans Can and Can't Do

Neighbourhood Plans can:

- Include locally relevant and detailed planning policies to guide development within the defined neighbourhood area (here, the Parish area);
- Include site allocations for new housing and other types of development;
- Protect important local green spaces from development;
- Identify community and recreation facilities;
- Describe the character of the area;
- Encourage development to be of a high quality design which responds to local character and / or which is resource and energy efficient (sustainable);
- Include policies which encourage development to support walking and cycling by being located close to and linking to public transport routes, footpaths etc.

Neighbourhood Plans can't:

- Stop development or give a limit/threshold on development - they have to plan positively for at least some growth;
- Require bus and transport companies to provide better and more frequent services;
- Tackle dog mess and litter problems;
- Stop speeding traffic or high volumes of traffic on rural roads;
- Require improvements to local education, health and community facilities (although they can include proposals for improvements to local community infrastructure, subject to funding);
- Address strategic matters such as minerals and waste and major transport schemes;
- Stop local facilities such as shops and pubs closing (although they can include policies with criteria requiring proof that the facilities have been marketed etc and are no longer viable before they can be converted to other uses);
- Include technical specifications / requirements (these are addressed through building control, environmental health etc).

Neighbourhood Plans have to:

- Have regard to national planning policy (National Planning Policy Framework) and other government guidance and advice;
- Contribute to sustainable development;
- Be in general conformity with strategic planning policies (as set out in the Herefordshire Local Plan Core Strategy 2011 - 2031);
- Not breach EU Regulations (such as environmental and human rights).

Therefore a neighbourhood plan will not solve all the various problems in the parish, but it can be used to guide decisions on new development and conversions as and when proposals come forward.

What is the process
for the NDP and
how long does it
take to produce?

- Steering Group
 - Set up, TOR, meet monthly – captures ideas and concerns, not a decision making body; reports to Parish Council (standing item); needs minutes (Parish Clerk), people come and go. Asking for volunteers . . .
 - Cllr Wendy Tolley, Chair; Cllr Rob Cannings, deputy – members of the parish
 - Meetings in venues throughout the Parish to enable people to attend.
- Vision statement and objectives
- Draft Plan – draft design guide
- One year to submission to HC for approval
- One year for HC to check /verify and approve

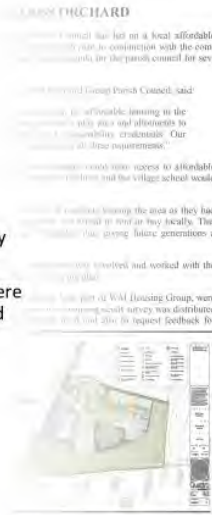
DRAFT SUMMARY
Parish assets, benefits,
infrastructure, problems and
stakeholders

Checkley, Dormington, Mordiford, Priors Frome, Sufton

ASSET / constraints	INFRASTRUCTURE and employers	PROBLEM	STAKEHOLDERS
Diverse, rural countryside, common land, woodland, orchards, scattered community; settlements include Mordiford, Priors Frome, Sulfon, Dormington, Chackley	Main road Many minor but arterial roads	<ul style="list-style-type: none"> Potential for landslips on minor roads Roads in poor condition; culverts collapse; Limited resource from HZ/B to repair Speeding on smaller roads 	Everyone; business using road network; farmers, residents, holiday-makers;
Mordiford School (primary) Proximity to unique agricultural College and further education	School	<ul style="list-style-type: none"> Limited public transport so most school drop offs by car; Catchment area also external to Parish. School needs to continue to grow. 	parents making school trips; other road users, employees, children
Mordiford Bridge (medieval)	Bridge	<ul style="list-style-type: none"> Flooding – flood plain; bridge damage from flooding and from overweight vehicles/RTAs Single point of failure for road system Increasing numbers of flooding events 	EA, Hampton bishop PC HC, local businesses, road users; people who suffer from floods
River Wye, Lugg, Frome (SSSIs) ACNB	Sewage works	<ul style="list-style-type: none"> Riparian landowners not aware of/not fulfilling their duties. Storm water may contain sewage Farming run-off into ACNB / SSSI – Phosphate levels in the rivers so no return on development Constraint on development in ACNB Medieval Churches – buildings and/or boundaries in poor condition sustainability and access 	EA, fisherman, bathers, naturalists; farmers. Everyone
3 churches Burial ground Morgens Yard, low visual impact	"Industrial Estate"	<ul style="list-style-type: none"> No shops in the area except a mobile post office so people have to drive to other settlements or have produce delivered. We depend on roads functioning. 	Everyone Residents and business benefit from access to local craftsmen
Pheasant shoots – Farms – family-run locally produced food and drink	Farms and landowners such as Sulfon Estate, Stoke Edith Estate, Claston Farm, Mr. Williams of Ross	<ul style="list-style-type: none"> No youth club and no community building Farming and fuel theft Heavy traffic on minor roads Deer – damaging tree regeneration/RTAs Pheasants (hazard to road users; compete / kill native species) 	Gamekeepers, landowners, beaters, pubs, bring money and visitors into area, support local businesses, maintain landscape.
Footpaths such as Mordiford Loop, Dragon Walk	Mordiford Pub "the Moon"		Local residents and businesses benefit from the using footpaths; having somewhere to meet and eat, as do walkers and tourists
Historic and beautiful buildings, some are listed/Conservation area	Major electricity substation serving City and battery back-up Solar farm (proposed)	<ul style="list-style-type: none"> Rural poverty/insufficient affordable housing Fuel poverty Old buildings – energy inefficient 	
Low visible crime rate (County Lines drug dealing)	Quarry (Perton) in use		HC's Minerals and Waste Management Strategy
Quarry Swarden (viewpoint) Scuttardine (SSSI) Wildlife: Otters, Great Crested Newts, other red list flora and fauna Peregrines and other raptors Deer			

Affordable housing?

- Rural poverty
- Key workers for rural and city infrastructure
- People need to live near where they work or rely on cars and public transport
- Design Guide
- Carbon Zero by 2030



Mercia Homes to make it the success it is. Kat La Tsar was also a lead player in the project, she provided drive, enthusiasm, tact and determination.



West Mercia, Kat La Tsar and Tim Wood have been congratulated for their fantastic commitment and communication during this exciting and sought after new development in the community.



The subsequent results identified an affordable housing requirement for both elderly residents and family accommodation. Work continued to promote the scheme through WM Housing Group and its partners and a site adjacent to Sulfon Rise was identified. Land negotiations with a local landowner were instigated and the land was purchased in January 2014.

The £1.5million development, which is being funded in part by a £350,000 grant from the Homes and Communities Agency's Community Led Development Fund, have delivered flats, houses and bungalows, with eight properties for rent and four for shared ownership.

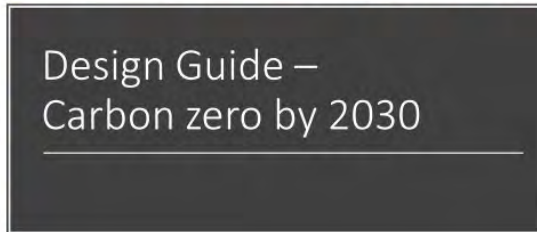


The key criterion to being able to own or rent one of these properties will be that applicants must have a local connection within the Dormington and Mordiford parish area. This is written into the Section 106 agreement drawn up by Herefordshire Council, which will ensure that a local connection will remain the key element to future lettings and sales.

The scheme has also helped to promote green credentials, as all materials are sourced within a 50 mile radius of the site. The contractor, J. Harper and Sons has also employed local people through its apprenticeship scheme.



Overall the project will have taken nine years to complete from start to finish and would not have succeeded without the leadership of the parish council in partnership with the community, Herefordshire Council and WM Housing.





Date and venue of next meeting

- Other public meetings in the parish as part of launch
- Invitation to join and attend first steering group (typically 3-8 persons)
- Permission to keep contact details on record until planning process is complete so we can invite you to consult, further meetings etc



Signing up for the steering group?

Any questions?

Thank you for attending – please get in touch by email
clerk@dormingtonmordifordgroup-pc.gov.uk

Any remaining mince pies for the school not me!

Many thanks to Sue Warmington and AI for facilitating this meeting



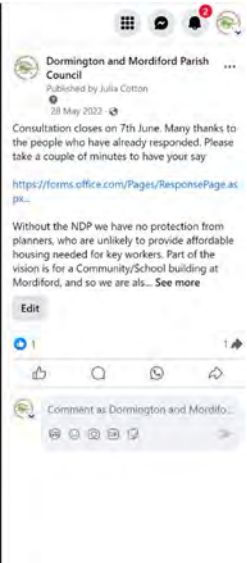
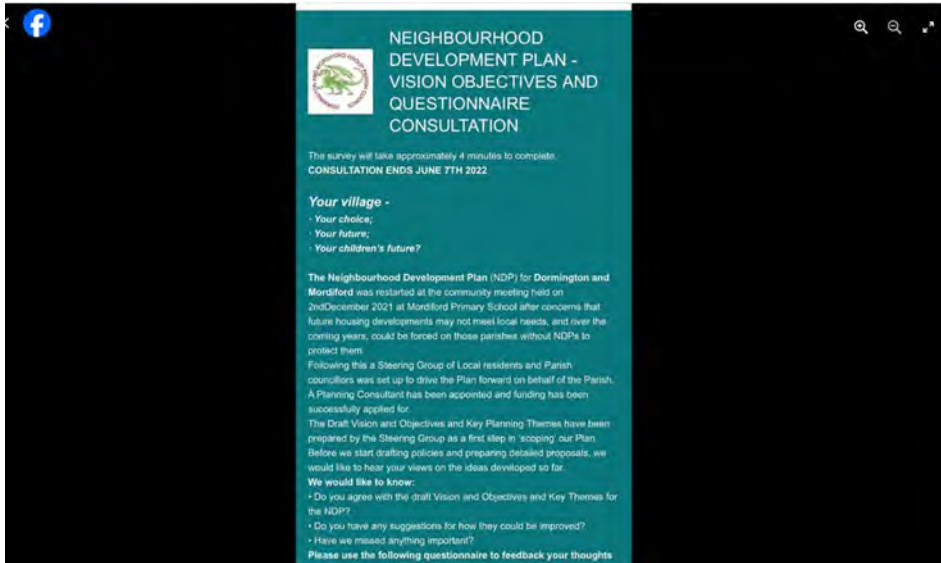
Have a safe journey home and a lovely healthy, happy Christmas

Appendix 2: Vision and Objectives Consultation, Spring 2022

Copies of Publicity

Screenshots of Facebook Posts





Copy of The Dragon Newsletter




Walk the trail and complete a family friendly challenge!

Prizes for: Best Dressed Dragon, Best Model of a Dragon, and complete the trail challenge (primary school only)

Monday 2nd May from 12.00 at the Moon Inn Mordiford.

BBQ from 1:00pm with competition judging from 2:00pm

Park responsibly at the school or the Moon Inn, but ideally walk!

For more information please contact clerk@dormingtonmordifordgroup-pc.gov.uk





The Dragon

Welcome to the April 2022 Parish Council (PC) newsletter

The aim of this newsletter is to share the work of the PC and to invite you to give us feedback on our activities or suggest improvements to the local area. You can do this by approaching any individual Councillor, messaging us on Facebook, or emailing/phoning our Clerk, Clare Freese.

Clare is doing a sterling job of getting to grips with our many projects, and studying for her CILCA exams – she also sings in a choir, and is a busy lady. We are very pleased to have her working with us.

We have two vacancies for councillors in Mordiford Parish – please contact Clare for information on what being a councillor means and for information on how to express an interest: clerk@dormingtonmordifordgroup-pc.gov.uk

We thought you might like a summary of just some of the enjoyable and essential projects we are involved with:

Checkley Common – working with the landowner and stakeholders on biodiversity enhancement and conservation.

Neighbourhood Development Plan – we will be seeking your views and you will soon see a Call for Sites being advertised. You are welcome to attend NDP Steering Group meetings, advertised on the PC website and on Facebook.

Jubilee Queens Green Canopy – providing rare but local trees and a commemorative slate plaque for each of the local community hubs.

Queens Jubilee – working with the school to mark the occasion, and hopefully having a **Beacon at Swardon Quarry**.

Mallings Green, Dormington, adopting it from Hereford Council, helping residents to refresh the green and the children's play area

Checkley and Dormington: Easter Egg hunt and race

Lengths Man Scheme and Drainage Grant keeping our minor roads safe

The upkeep of our beautiful Public Rights of Way, and the launch of a new and exciting **Mordiford Dragon Trail!**

B4224 Safer Road Working Group

Keep updated with news, local events and comments on our FB page and our website <https://www.mordifordgroup-pc.gov.uk/> or QR codes above

APRIL 2022 1

NEIGHBOURHOOD DEVELOPMENT PLAN—NDP

You may remember that we re-launched the NDP in December last year, and appointed a Planning Consultant, applied for grants to fund the process?



There are several phases over the next couple of years

The first phase is that The Steering Group has been given the go ahead by the Parish Council to begin the **Call for Sites**, and to send out a questionnaire to those in the Parish

You should receive a copy of the questionnaire with this newsletter. If not, please contact our Clerk for a copy. clerk@dormingtonmordifordgroup-pc.gov.uk

Tel: 07940391150

Please could you complete it and return it to the Clerk? The questionnaire relates to the Parish and how you envisage it should be over the next few years and more

It's really important that you do this – the NDP should mean that our Parish is able to influence where housing, and other development, should be built, as well as house sizes and types, design and materials, so we need your inputs on what you want. The purpose is NOT to prevent houses being built but to influence where and how they are built.

Read more about the process on Herefordshire Council's web site: www.herefordshire.gov.uk/development/submitting-your-local-neighbourhood-plan

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Speeding in the villages

Speeding is become an increasing problem in our rural villages as you can see from the data below. If you would like to participate in a Community Speed Watch, there are details elsewhere in the newsletter. I hadn't appreciated how little journey time is saved—but how much fuel and air pollution is reduced by going more slowly.



SpeedcamAnywhere
Summary report for B4224, 195

Summary
On 3rd April 2022, 9 out of 5 (80%) vehicles captured were captured speeding on B4224 (195), with an average speed of 42.7 mph. The fastest was travelling at 55.7 mph.

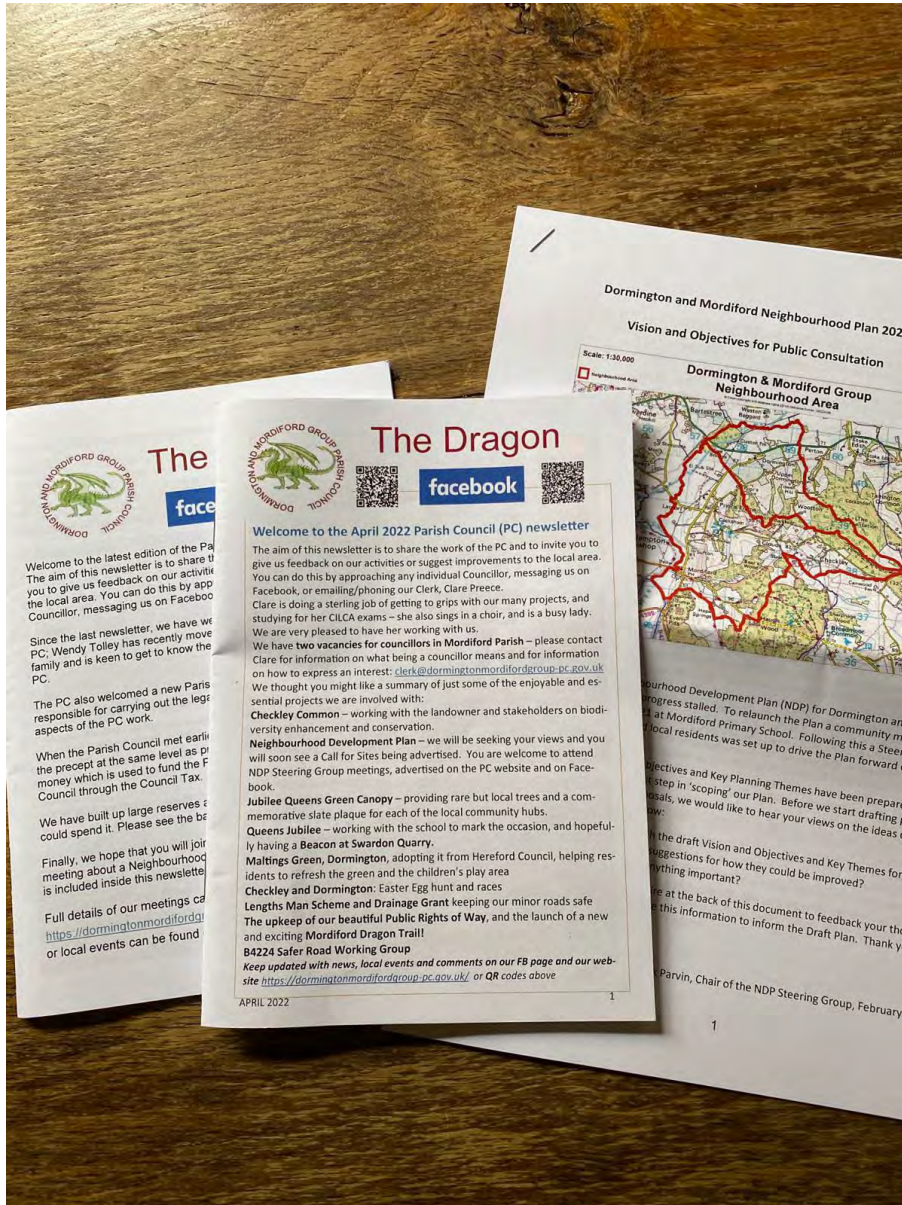
How does breaking the speed limit by 6.2 mph affect your community?

<p>Pedestrian deaths</p>  <p>Compared to 30 mph, a typical car travelling at 36.2 mph is 2.2 times as likely to hit a pedestrian at impact.</p>	<p>Stopping distance</p>  <p>Compared to 30 mph, a typical car travelling at 36.2 mph takes an extra 6.2 metres of road to come to a stop.</p>
<p>Air pollution</p>  <p>Compared to 30 mph, a typical car travelling at 36.2 mph would generate an additional 57.3% more nitrogen oxides (NOx) and 54.7% more CO2.</p>	<p>Traffic noise</p>  <p>Compared to 30 mph, traffic moving at 36.2 mph would generate an additional 3.7 dB of road noise on average.</p>

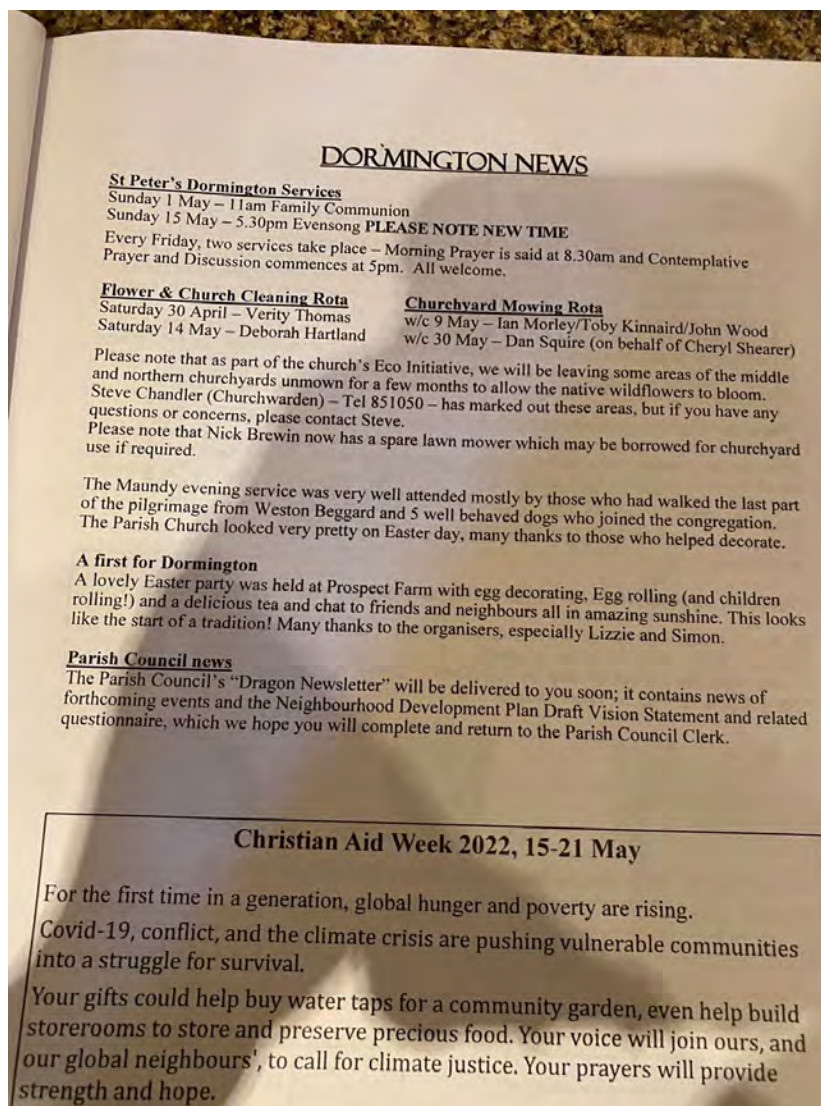
How much faster would you get to your destination?

<p>Journey time</p>  <p>On busy urban roads with a 30 mph limit, a 7 mile trip could take around 25m 14s. Driving at 36.2 mph would only save about 3.7 minutes (1.5%).</p>	<p>Following the speed limit makes your contribution cleaner, quieter and safer!</p>
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Copy of Parish Magazine referring to The Dragon newsletter



Copies of Notices



**DORMINGTON AND
MORDIFORD GROUP PARISH
COUNCIL**



Invite all Public and Press to a Meeting of
the Neighbourhood Development Plan
Steering group

Tuesday 17th March 2022
At 7pm via Zoom
Meeting code: 836 5368 6016
Password: 020842

Email: clerk@dormingtonmordifordgroup-pc.gov.uk



Parish Clerk: Clare Freece
17 Whearidge Road, Belmont, Hereford
HR2 7UL, tel: 07940391150
clerk@dormingtonmordifordgroup-pc.gov.uk
Signed: C. Freece – Parish Clerk

**COUNCILLORS ARE SUMMONED TO ATTEND AN ORDINARY MEETING OF THE GROUP
PARISH COUNCIL TO BE HELD AT MORDIFORD SCHOOL, MORDIFORD, HEREFORD HR1
4LW, ON THURSDAY 17TH MARCH 2022 AT 7.30PM**

PUBLIC RECORDING OF THIS MEETING IS NOT PERMITTED

ZOOM CODE: 918 2855 2543
PASSWORD: 822925

1. To receive Apologies for Absence
2. To disclose Personal and Pecuniary Interests in items listed below
3. Public Forum – members of the public are invited to make comments and raise items (timing restricted to 3 minutes each).
4. To receive a brief verbal report from Ward Member – Councillor John Hardwick
5. To approve as a correct record the Minutes of the meeting held on 16TH February 2022
6. Planning:
 - a) To note comments made between meetings
 - b) To comment on new Planning applications for determination by Hfcs Council
 - c) To note decisions/notifications received
 - d) To consider response to
 - e) To receive an update from the NDP Steering group including
 - i) To consider for approval the Notes of the previous meeting held on 8TH February 2022
 - ii) To consider the revised Draft Vision and objectives for approval
 - iii) To consider the publicising of the community questionnaire
 - iv) To consider the approval of the launching of the Call for sites
 - v) To consider the funding and format of the publicity programme for the Call for Sites
 - f) To receive an update regarding the Community benefit enquiry to Larport Solar/Conrad energy
 - g) To consider a response to the Environmental building standards consultation
7. Finance:

**DORMINGTON AND MORDIFORD
GROUP PARISH COUNCIL**



Invite all Public and Press to a Meeting of
the Neighbourhood Development Plan
Steering group

Tuesday 17th May 2022
At 7pm via Zoom
Meeting code: 836 5368 6016
Password: 020842

Email: clerk@dormingtonmordifordgroup-pc.gov.uk

Copy of Poster



NEIGHBOURHOOD DEVELOPMENT PLAN

- ⇒ Do you want your children to be able to live and work locally?
- ⇒ Will local housing meet your future requirements?
- ⇒ What do you want your village and local landscape to look like in the next 10, 20 or 30 years?
- ⇒ Will houses be sufficiently insulated or well-designed to be comfortable during extremes of temperature?
- ⇒ Will there be enough houses at the right price for you and your family to be able to afford to live here?

If you didn't receive your copy of the NDP questionnaire via the April Parish Council Newsletter, please contact the Clerk to obtain one or download one from our website below. Please return your completed questionnaire to The Clerk, 17 Wheatridge Road, Belmont, Hereford HR2 7UL or by email to the Clerk@dormingtonandmordifordgroup-pc.gov.uk. There is also a collection box for completed questionnaires in the porch of St Peter's Church, Dormington.

HAVE YOUR SAY NOW

CLOSING DATE JULY 1ST 2022

<https://dormingtonmordifordgroup-pc.gov.uk/ndp-vision-statement-and-call-for-sites/>

ONLINE FORM

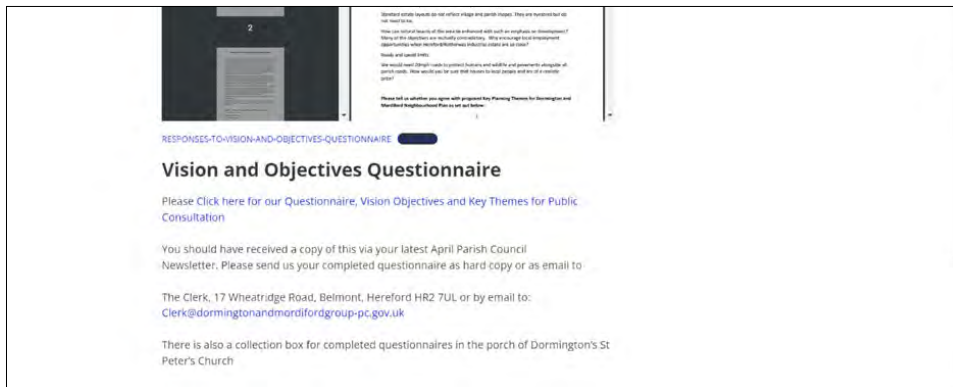
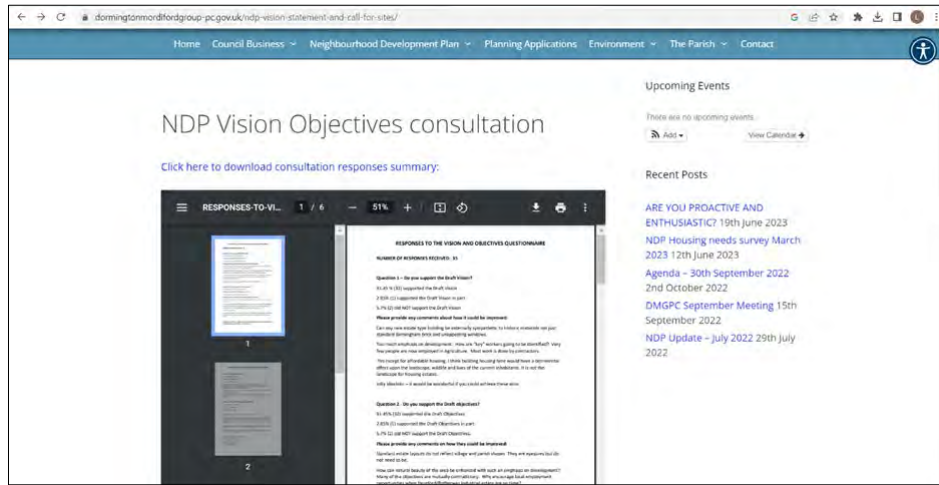
<https://forms.office.com/Pages/ResponsePage.aspx?>

[id=mizcZaYifUeA8cvMr6p2xyhrXYdj6H5IIUy6t_4Or_RUMUcwTVIMSIVCUVdFWIMwWDFNTU04WEEwRC4u](https://forms.office.com/Pages/ResponsePage.aspx?id=mizcZaYifUeA8cvMr6p2xyhrXYdj6H5IIUy6t_4Or_RUMUcwTVIMSIVCUVdFWIMwWDFNTU04WEEwRC4u)

Complete the form on your
mobile phone or laptop:



Screenshots of Dormington & Mordiford Group Parish website



Copy of Vision and Objectives and Questionnaire

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 Whealbridge 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.		
<p>Q9: Please use the space below to provide us with any further comments about the NDP for Dormington and Mordiford.</p>		

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.

Copy of Report Summarising The Responses

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

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.

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 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 a 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.

Appendix 3: Publicity for Call for Sites and Technical Site Assessment Spring - Summer 2022

Copy of Notice in Herefordshire Times

Thursday May 5, 2022 herefordtimes.com

LOCAL LISTINGS PUBLIC NOTICES

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

GOODS Vehicle Licensing

Goods Vehicle Operator's Licence

Dunfords (Construction Equipment) Ltd of Marlbrook Park, Marlbrook, Leominster, Herefordshire, HR6 0PH is applying for a licence to use Concrete Park, Enterprise Way, Leominster HR6 0LZ as an operating centre for 4 goods vehicles and 3 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Wilknot House, 586 Hereford Lane, Leics LS8 6NF, stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

PLANNING

Important Notice

Dormington and Mordiford Parish Council
Neighbourhood Development Plan
Call for Sites

Dormington and Mordiford Group Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Parish. As part of this process, the Parish Council is undertaking a Call for Sites.

Without Prejudice, we would like to invite local landowners, developers and their agents to submit potential housing sites in the neighbourhood / group parish area for consideration. Proposed properties must be within the defined Parish Area Boundaries (the boundary map can be found on our website and on the Call for Sites form).

The Parish Council welcomes submissions for both market housing and affordable housing schemes, including possible 'exception' sites suitable for affordable housing.

The adopted Herefordshire Local Plan Core Strategy 2011-2031 identifies Mordiford, Dormington and Piton Farm as settlements suitable for housing growth and the minimum housing target for the Parish is currently 21 houses up to 2031. However Herefordshire Council has started work on a new Local Plan up to 2041 and there is some uncertainty about the future spatial distribution of growth across the County, and therefore how many houses the NDP will have to plan for over the longer term, and where this growth may be focused. The NDP will be informed by the most up to date information about the Local Plan at all stages.

All submitted sites will be subjected to a technical site assessment process by consultants ACCOM as part of the Locality Technical Support Programme for NDPs. Once completed suitable housing the technical assessment will be published for informal public consultation, and then considered for possible inclusion in the Draft NDP as proposed housing site allocations, subject to the new Herefordshire Council Local Plan.

Once the technical assessment and responses have been considered, some sites will not be suitable or necessary, or by submitting a site, landowners should note that there is no presumption of planning consent for future development.

Please complete the Site Submission Form which is available from the website <https://dormingtonmordifordgroup-pc.gov.uk/wp-content/uploads/2022/04/SITE-SUBMISSION-FORM.pdf> or as request from the Clerk to the Parish Council Clare@dommordifordgroup-pc.gov.uk, 17 Wheatridge Road, Belmont, Hereford HR2 7UL, 0194939150.

You will also need to provide a legible site location plan (preferably using an OS base) identifying the site boundary in red.

All completed forms and site location plans should be submitted by **19 June 2022**.

TRAFFIC & Roads

NOTICE OF PROPOSAL

HEREFORDSHIRE COUNCIL
(SPEED LIMIT) (CONSOLIDATION) ORDER 2022
(VARIATION) ORDER No.3 2022
(VARIOUS ROADS, LLANGROVE)
(20MPH SPEED LIMIT)

The County of Herefordshire District Council known as Herefordshire Council in exercise of its powers under Section 64 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 (as amended) and the Traffic Management Act 2004 (the 2004 Act) and of all other enabling power and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 8 to the 1984 Act, hereby proposes to make the above-mentioned Order the effect of which would vary the Herefordshire Council (Speed Limit) (Consolidation) Order 2022 (the 2022 Order) as that:

No person shall drive a motor vehicle at speed exceeding 20 miles per hour along the following lengths of road:


- U71223 from its junction with U71224 to a distance of 460m in a southerly direction.
- U71224 from a point 50m northwest of its junction with U71223 to a point 150m southeast of its junction with U71226.
- U71225 from its junction with U71224 to a point 62m east of its junction with U71226.
- U71226 from its junction with U71224 to the end of the adopted highway.
- U71240 from its junction with U71224 to the end of the adopted highway.
- U71822 from its junction with U71224 to the end of the adopted highway.

A copy of the 2022 Order can be viewed on the Council's website at www.herefordshire.gov.uk in the introduced Traffic Regulation Order section, the draft Variations Order named above a consultation plan and Statement of Reasons can be viewed on the Council's website www.herefordshire.gov.uk in the Proposed Traffic Regulation Order section. They are available for inspection during normal office hours at the Hereford Customer Services Centre Blue School House, Blue School Street, Hereford HR1 2LX. Photocopies of the same may be provided on payment of photocopying charges to the Council.

General enquiries relating to the proposal should be referred to the Traffic Management Team at ADL Traffic and Highways Engineering Ltd (Tel: 01454 332100). Objections to a proposal together with the grounds on which they are made must be sent in writing to Traffic Management Team, ADL Traffic & Highways Engineering Ltd, ADL House, Oakdale Business Park, Amnford Way, Yale, Glos BS37 5NA, or by email to we@adltraffic.co.uk. The deadline for the receipt of objections is 12:00 noon on 27 May 2022. Representations support will also be received during this time.

Any representations received by the Council will be imparted to third parties. We will keep records for up to 7 years. Your information may be shared with other Bailour Beauty teams in Herefordshire and Herefordshire Council in order to provide you with the service. Individuals have a number of rights under data protection including the right to request their information also have a right to make a complaint about handling of your personal data to the Information Commissioner's Office <https://ico.org.uk/>

Mark Averill
Interim Service Director Environment, Highways and Waste


Herefordshire Council

PLANNING

The Town and Country Planning (Development Procedure) (England) Order 2015 Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 67 & 73

Application Types: F - Planning Permission, L - Listed Building Consent, SL - Affecting the Setting of a Listed Building, AC - Affecting a Conservation Area, RW - Affecting a public right of way

221259 - AC Removal of condition 2 of permission 193797 (proposed variation of condition 2 of planning permission 123385 to allow opening deliveries from 05:00 - 23:00 Monday to Sunday) to allow for unrestricted deliveries hours, 166-168 Eign St., Hereford, 221304

- L Minor alterations to entrance extension (previously approved listed building application 182340) comprising alterations to the roof pitch, relocation of the entrance door, addition of new entrance canopy and glazing and replacement windows, Travelers Joy, Cranstun Hill, Stoneage, 221270 - SL Two rapid electric vehicle charging stations within car park. Two existing parking spaces will become free EV charging bays with associated equipment. The Old Court Hotel, Windwardish, 221213 - SL Garden rooms & toilet rooms with attached WC, Threshing Barn at the Porch, Stoneage, 221208 - SL Convert outbuilding into annex for residential accommodation ancillary to Wenstone House, Wenstone House, Wenstone, 220872 - SL Extension, Blue plan semi-detached cottages, Green Acre, Coombs Moor, Stoneage - SL Minor alterations to approved extension (including removal of internal wall, timber cross Cottage, Stoneage, 221285 - AC Conversion of an attic space into a bedroom and ensuite along with associated stairs and reconfiguration of roof, Upper Hill Lodge, Leckbury, 221029 - PL SL Gardens to retain North bank of Curt Brook (intermediate), East House, Lyntonhall, 221178 - AC Conversion of all garage to residential. New garage, 2 Commercial Ave, Sandley, 221222 - P SL Increase height of back garden and associated works, Windwardish House, Windwardish, 221285 - SL 1st floor extension

Conservation Representations: 221285 - AC Conversion of attic space into a bedroom and ensuite along with associated stairs and reconfiguration of roof, Upper Hill Lodge, Leckbury, 221029 - PL SL Gardens to retain North bank of Curt Brook (intermediate), East House, Lyntonhall, 221178 - AC Conversion of all garage to residential. New garage, 2 Commercial Ave, Sandley, 221222 - P SL Increase height of back garden and associated works, Windwardish House, Windwardish, 221285 - SL 1st floor extension

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PROBATE & Trustee

VALUERS - LOUISE CORNALL
(Dissolved)

Pursuant to the Trustee Act 1925 my estate (along a claim against it) is shared by the Estate of the late Mrs. Jean of Stratford, 16/17, 18/19, 20/21, 22/23, 24/25, 26/27, 28/29, 30/31, 32/33, 34/35, 36/37, 38/39, 40/41, 42/43, 44/45, 46/47, 48/49, 50/51, 52/53, 54/55, 56/57, 58/59, 60/61, 62/63, 64/65, 66/67, 68/69, 70/71, 72/73, 74/75, 76/77, 78/79, 80/81, 82/83, 84/85, 86/87, 88/89, 90/91, 92/93, 94/95, 96/97, 98/99, 100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 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Copy of Notice / Poster



Important Notice

Dormington and Mordiford Parish Council

Neighbourhood Development Plan

Call for Sites



Dormington and Mordiford Group Parish Council is preparing a Neighbourhood Development Plan (NDP) for the Parish. As part of this process, the Parish Council is undertaking a Call for Sites.

Without Prejudice, we would like to invite local landowners, developers and their agents to submit potential housing sites in the neighbourhood / group parish area for consideration. Proposed properties must be within the defined Parish Area Boundaries (the boundary map can be found on our website and on the Call for Sites form).

The Parish Council welcomes submissions for both market housing and affordable housing schemes, including possible 'exception' sites suitable for affordable housing.

The adopted Herefordshire Local Plan Core Strategy 2011 – 2031 identifies Mordiford, Dormington and Priors Frome as settlements suitable for housing growth and the minimum housing target for the Parish is currently 21 houses up to 2031. However Herefordshire Council has started work on a new Local Plan up to 2041 and there is some uncertainty about the future spatial distribution of growth across the County, and therefore how many houses the NDP will have to plan for over the longer term, and where this growth may be focussed. The NDP will be informed by the most up to date information about the Local Plan at all stages.

All submitted sites will be subjected to a technical site assessment process by consultants AECOM as part of the Locality Technical Support Programme for NDPs. Sites considered suitable following the technical assessment will be published for informal public consultation, and then considered for possible inclusion in the Draft NDP as proposed housing site allocations, subject to the new Herefordshire Council Local Plan.

Once the technical assessment and responses have been considered, some sites will not be suitable or necessary, so by submitting a site, landowners should note that there is no presumption of planning consent for future development.

Please complete the Site Submission Form which is available from the website <https://dormingtonmordifordgroup-pc.gov.uk/wp-content/uploads/2022/04/SITE-SUBMISSION-FORM-with-map-22-04-2022.pdf> or on request from the Clerk to the Parish Council Clerk@dormingtonmordifordgroup-pc.gov.uk 17 Wheatridge Road, Belmont, Hereford HR2 7UL, 07940391150

You will also need to provide a legible **site location plan** (preferably using an OS base) identifying the site boundary in red.

All completed forms and site locations plans should be **submitted by 7th June 2022**.

Copy of Email to known Local Landowners

From: X

Sent: Monday, April 25, 2022 10:14 pm

To: X

Cc: clerk@dormingtonmordifordgroup-pc.gov.uk>

Subject: NDP NEWS – CALL FOR SITES – Dormington & Mordiford Parish Council

Dear X

As one of our Parish Council's stakeholders, I'm inviting you to comment and participate in our Parish Neighbourhood Development Plan.

Here's the link to our website where you can find out more and to take part if so inclined.

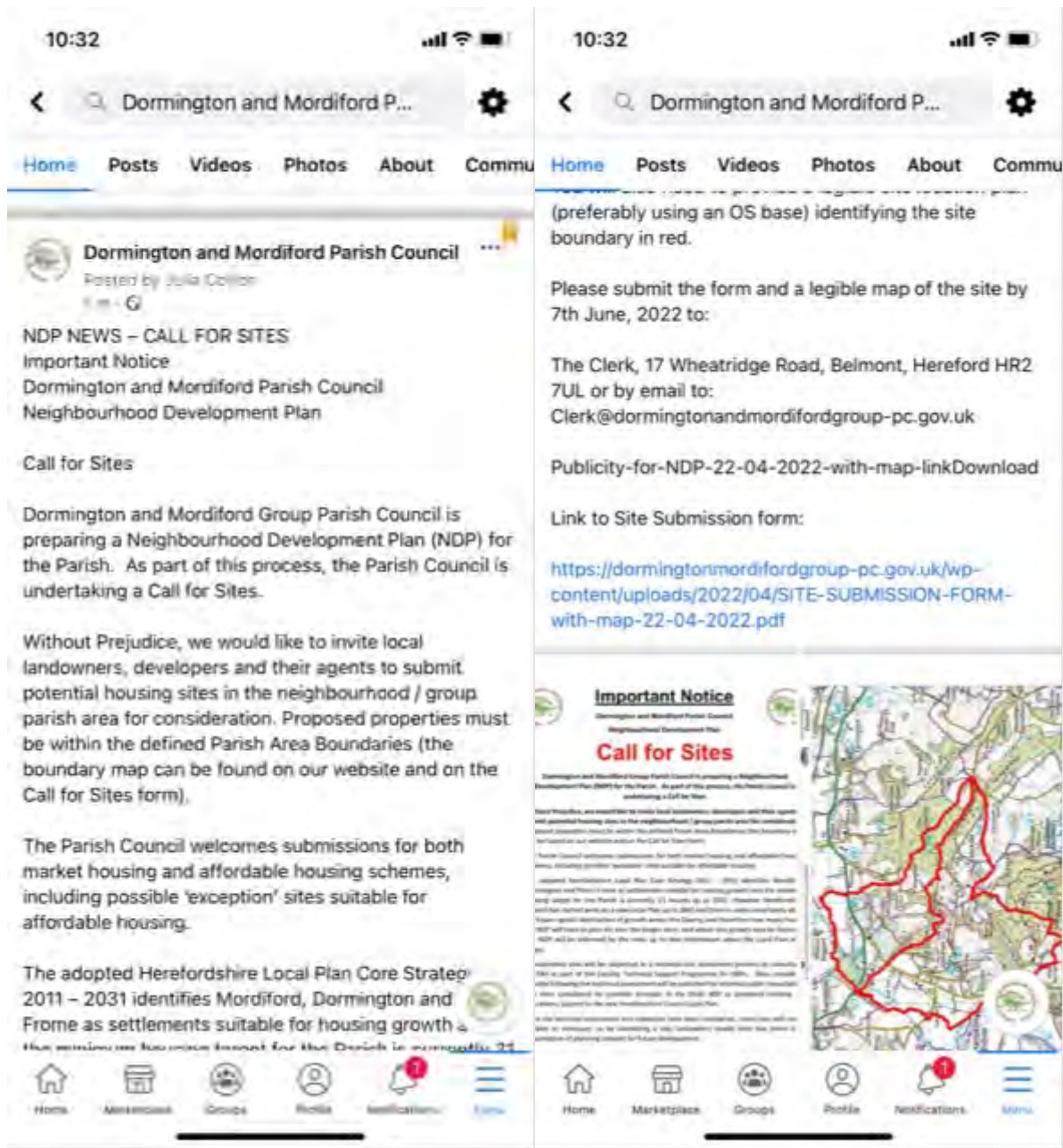
<https://dormingtonmordifordgroup-pc.gov.uk/ndp-news-call-for-sites/>

Best wishes and thanks for your interest

Chair

Dormington and Mordiford Group Parish Council

Copies of Facebook Posts



Screenshots of Dormington & Mordiford Group Parish website

The screenshot shows a web browser window with the URL dormingtonmordifordgroup-pc.gov.uk/ndp-call-for-sites/. The website has a blue header with navigation links: Home, Council Business, Neighbourhood Development Plan, Planning Applications, Environment, The Parish, and Contact. The main content area is titled "NDP Call for Sites" and features an "Important Notice" section. The notice is from the Dormington and Mordiford Parish Council regarding the Neighbourhood Development Plan (NDP) and a Call for Sites. It states that the council is preparing an NDP and is inviting local landowners, developers, and agents to submit potential housing sites for consideration. The notice includes details about the submission process, the technical assessment process, and the deadline for submissions (7th June, 2022). It also provides contact information for the Clerk and links to the Site Submission Form, a legible site location plan, and publicity materials.

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

NDP Call for Sites

Important Notice

Dormington and Mordiford Parish Council

Neighbourhood Development Plan

Call for Sites

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All submitted sites will be subjected to a technical site assessment process by consultants AECOM as part of the Locality Technical Support Programme for NDPs. Sites considered suitable following the technical assessment will be published for informal public consultation, and then considered for possible inclusion in the Draft NDP as proposed housing site allocations, subject to the new Herefordshire Council Local Plan.

Once the technical assessment and responses have been considered, some sites will not be suitable or necessary, so by submitting a site, landowners should note that there is no presumption of planning consent for future development.

Please complete the Site Submission Form which is available from the links below or on request from the Clerk to the Parish Council Clerk@dormingtonmordifordgroup-pc.gov.uk 17 Wheatridge Road, Belmont, Hereford HR2 7UL, MOBILE 07940391150

You will also need to provide a legible **site location plan** (preferably using an OS base) identifying the site boundary in red.

Please submit the form and a legible map of the site by **7th June, 2022 to:**

The Clerk, 17 Wheatridge Road, Belmont, Hereford HR2 7UL or by email to: Clerk@dormingtonandmordifordgroup-pc.gov.uk

Please click link for the [Publicity for the Call for Sites \(Word\)](#)

Please click link for the [Call for Sites Form \(pdf\)](#)

Please click link for the [Call for Sites Form \(Word\)](#)

Upcoming Events

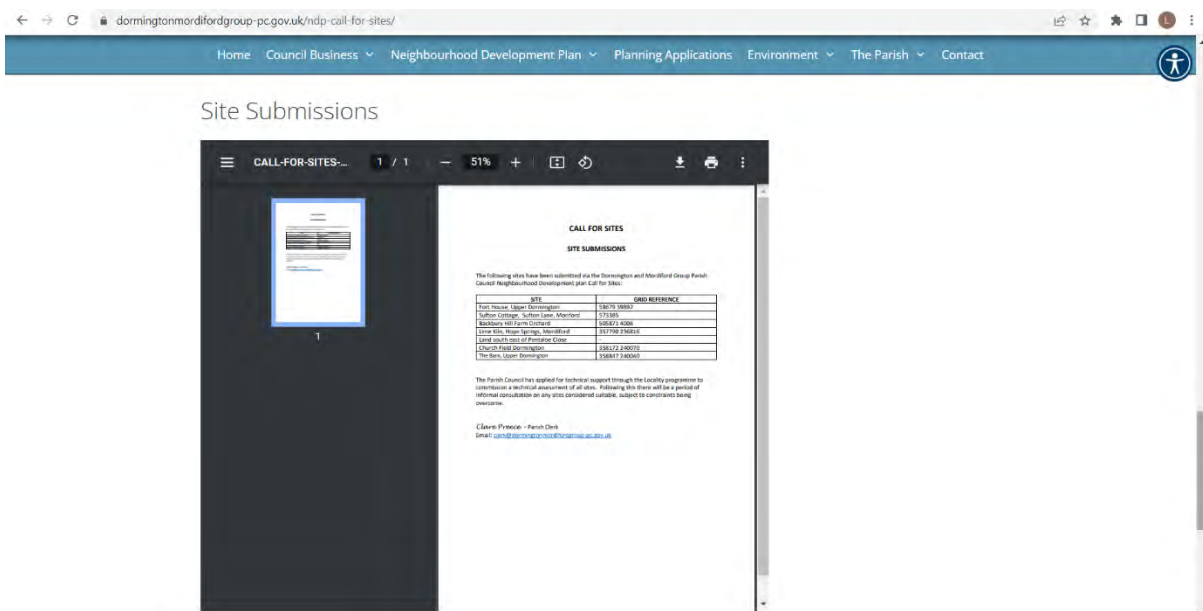
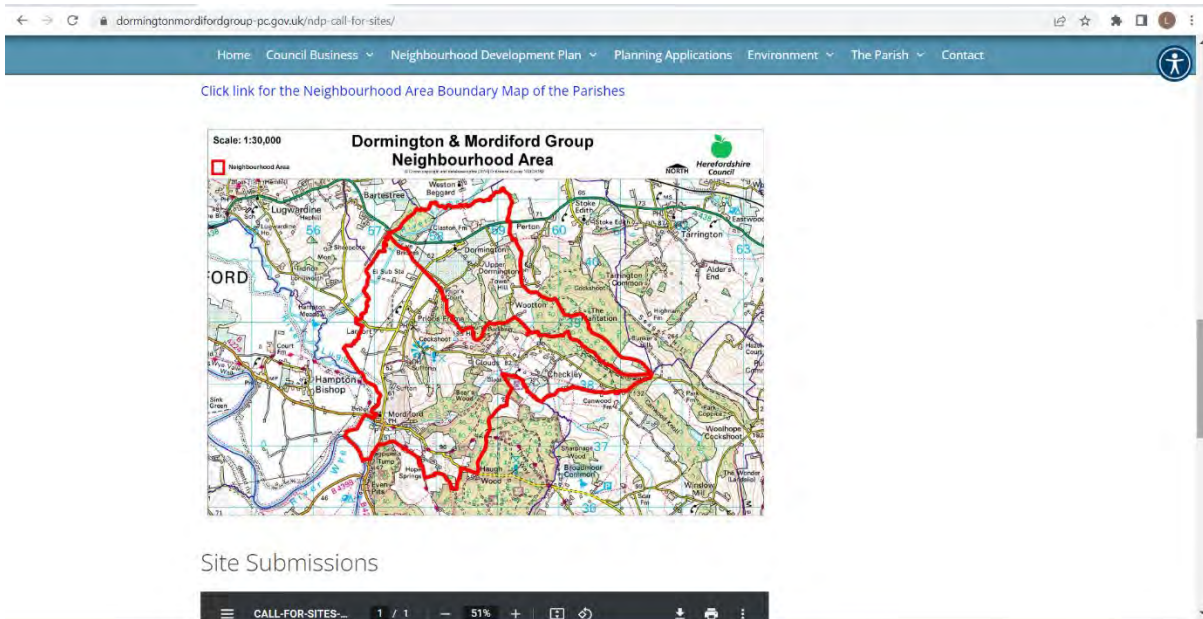
There are no upcoming events

Add View Calendar

Recent Posts

- [Agenda - 30th September 2022](#)
2nd October 2022
- [DMGPC September Meeting 15th September 2022](#)
- [NDP Update - July 2022](#) 29th July 2022
- [AGENDA 21st July 2022](#) 15th July 2022
- [NDP CALL FOR SITES NOTICE](#) 5th July 2022

Dormington & Mordiford NDP Consultation Statement



CALL FOR SITES SUBMISSION FORM

Dormington and Mordiford Group Parish Council is looking at the potential availability of land for a range of uses across Dormington and Mordiford Parish up to 2041. This exercise is being undertaken as part of the evidence base to support the preparation of the Dormington and Mordiford Neighbourhood Development Plan. This form should identify sites which will be considered by the Parish Council for their suitability for the used proposed over the lifetime of the plan.

Your proposed site must be within the Neighbourhood Area Boundary:

https://dormingtonmordifordgroup-pc.gov.uk/wp-content/uploads/2022/04/dormington_mordiford_neighbourhood_area_map.pdf

Sites submitted to the Parish Council will be in the public domain and the information submitted will *not* be treated as confidential.

Please use a separate form for each site and complete the form to the best of your knowledge. **You must also submit a legible map (ideally an OS map) showing the exact site location and boundary in red.**

PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

YOUR DETAILS:

Title:.....Name:.....

Organisation/company: (If applicable).....

Address.....

.....

.....Postcode:.....

Tel No.....Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name

Address.....

.....

.....Postcode

Tel No.....Email:.....

1. Site Information

Site address:

OS Grid reference:

Site area:

What is your interest in the land? (e.g. landowner, potential developer)

.....

.....

2. Site Description

Previous use:

Existing use:

Proposed use: *(Please tick the appropriate box)*

Housing	<input type="checkbox"/>
Employment	<input type="checkbox"/>
Retail	<input type="checkbox"/>
Other (please note):
Site description:

3. Timescales

Awaiting relocation of existing use:

Likely timeframe for development: *(Please tick the appropriate box)*

- 0-5 years
- 6-10 years
- 11-15 years
- 16-20 years

4. Site Details

Access to an adopted highway *(please describe)*:

Vegetation on the site (e.g. trees, hedgerows):

Hydrological features (e.g. streams, watercourses):

Other on-site features (e.g. particular landscape features, existing buildings, etc.):

.....

Are you aware if there are any site contamination issues? *Yes / No (Please Delete)*

If yes, please give details:

5. Site Accessibility

Within which settlement is the site located?

Checkley Dormington Mordiford Priors Frome Sufton

If the site is in a more rural location, name the nearest settlement:

Is the settlement served by public transport? *Yes / No (Please Delete)*

If yes, how frequent is this service?

What key services/community facilities does this settlement have? (e.g. a shop, pub, village hall)

Proposed site's Distance from the settlement centre:

Does the site have access to all utility services? (e.g. gas, electricity, water, sewerage) Yes/No

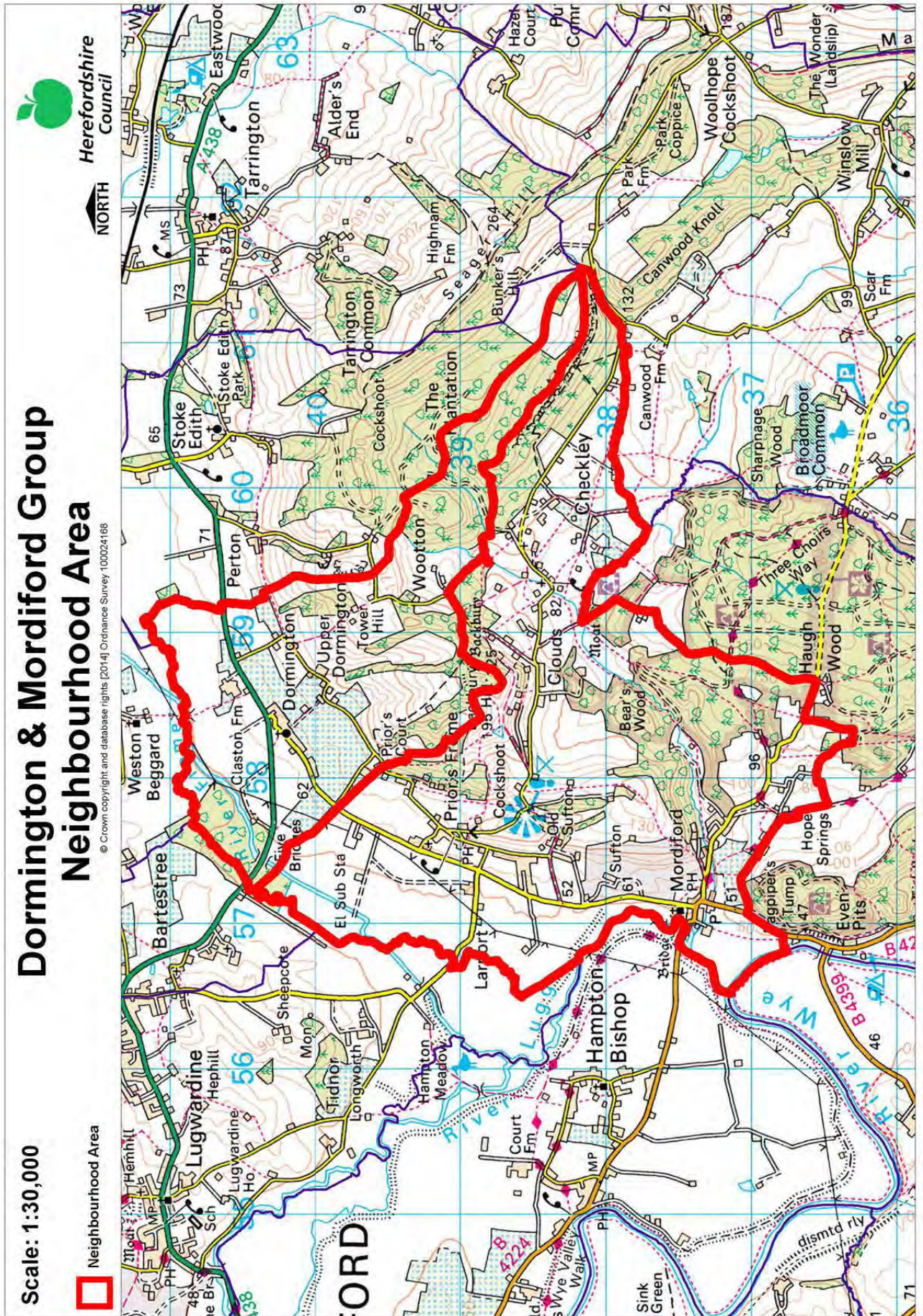
If no, please state which

Are you aware of any restrictive covenants within or adjacent to the site? Yes/No

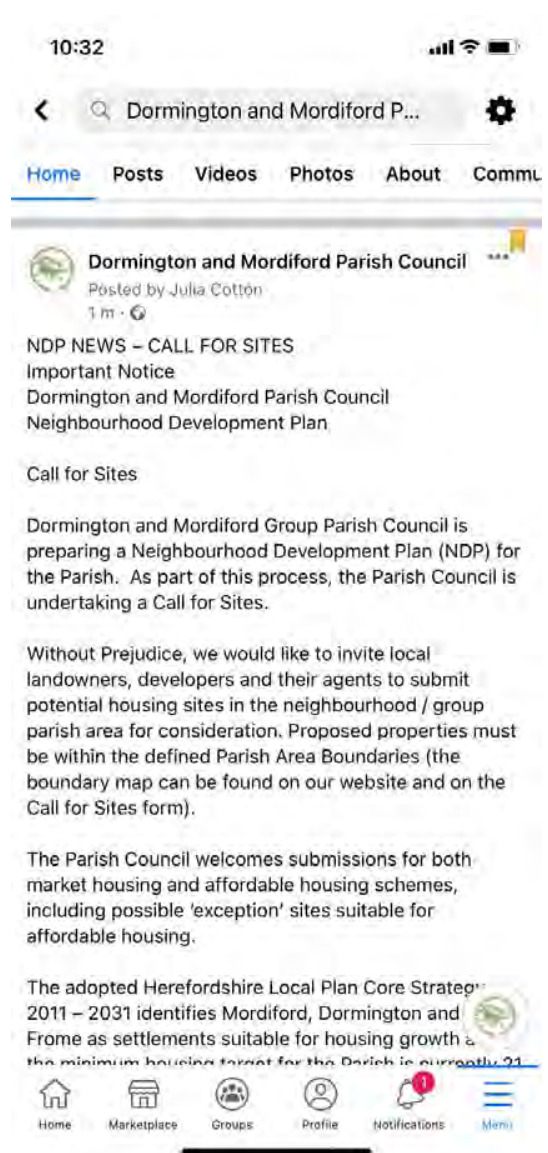
Please return this form BEFORE 7TH June 2022 along with a legible (preferably OS map) site plan to:

The Clerk, Dormington and Mordiford Group Parish Council,
17 Wheatridge Road, Belmont, Hereford HR2 7UL

Tel: 07940391150 Email: clerk@dormingtonmordifordgroup-pc.gov.uk



Notices on Facebook



Parish Council website, November 2022 – Update

To help ensure that a parish meets its housing needs, it may develop an NDP to determine sites where housing should be located and policies to guide design and types of housing. In line with the NPPF and HCs planning policies, NDPs should focus development in and around settlements rather than in the countryside.

Purpose of NDP

The purpose of an NDP therefore, is to allow a parish and its residents to determine settlement locations, design of housing, and sufficient housing to meet local needs (e.g. for key workers in a rural environment), but also to resist development of houses unsuited to local needs, unsympathetic to local landscapes or to local vernacular and built in order to meet the Herefordshire Local Plan housing targets for the whole county.

If a parish has an NDP, it does NOT prohibit the development of other houses or buildings. However should developers wish to build in the parish, the NDP stipulates where those development sites should be located, and that developments should contribute to meeting local needs. NDPs can also support other types of development (such as a parish / school hall) which are needed in the area.



February 2024 – where we are in the process

Appendix 4: Group Parish Housing Needs Survey, Spring 2023

Screenshots of Group Parish Council website

The screenshot shows the website for Dormington & Mordiford Group Parish Council. The header includes navigation links: Home, Council Business, Neighbourhood Development Plan, Planning Applications, Environment, The Parish, and Contact. A search bar is located in the top right. The main content area features the council's coat of arms and logo, followed by the title "PARISH HOUSING NEEDS SURVEY". Below this, there are three links: "Click here to download the letter to accompany Housing needs survey", "Click here to download the Parish Housing needs questionnaire, delivered to households in the Parish.", and "Residents who did not receive a questionnaire pack may print off and complete the form and return it to the Clerk." A fourth link, "Your Comments page", is also present. On the right side, there is a "Subscribe" section with an email input field and a "Subscribe" button. Below that is an "Upcoming Events" section with a "View Calendar" link and a button for "All Planning Applications".

DORMINGTON & MORDIFORD GROUP PARISH COUNCIL

Invite all Public and Press to a

Meeting of the Parish Council

ON THURSDAY 27th April 2023 AT 7.30PM

TO BE HELD AT MORDIFORD SCHOOL, MORDIFORD, HEREFORD HR1 4LW.

[DMGPC AGENDA APRIL 27th 2023](#)

[DMGPC Draft Minutes March 30TH 2023](#)

A public meeting of the NDP Steering Group

Will be held by Zoom

For further information on both meetings PLEASE EMAIL THE CLERK

[Email»](#)

- [+ Agenda](#)
- [+ Minutes](#)
- [+ Latest Draft Minutes](#)

Copy of Letter



**DORMINGTON & MORDIFORD
GROUP PARISH COUNCIL**



Email:

clerk@dormingtonmordifordgroup-pc.gov.uk
Clare Preece, 17 Wheatridge Road, Belmont,
Hereford HR2 7UL
Tel: 07940391150

Dear Occupier

March 2023

Dormington and Mordiford Group Parish Council are continuing the process of compiling the Neighbourhood Development Plan (NDP) and would value your comments on the housing needs of local people. Therefore, we would be grateful if you could complete the enclosed survey and send it back to us.

In the next few months there will also be a public consultation on the first Draft of the NDP plan.

We are interested in your feedback in the following key areas to help us draw up the NDP:

- Is the current housing provision in the parish adequate to meet your needs?
- If not, what type of additional housing is needed to ensure local people can continue to live here?
- Can local people access housing to support local employment, services and schools and to maintain and strengthen communities?
- Are there ex-residents who have grown up in the parish who are unable to buy or rent a home here due to a lack of suitable homes within the parish?
- If you own a local business, do you have employees who travel to work because they cannot find suitable accommodation in the local area?

Development of new housing is restricted in rural parishes by national and local planning policy, therefore, the needs of the parish would have to be considered in line with current legislation.



If you would like more information about housing needs, or the Neighbourhood Development Plan please contact the Clerk at clerk@dormingtonmordifordgroup-pc.gov.uk or alternatively have a look at our website.

The results of this survey will be part of the emerging Neighbourhood Development Plan and will be discussed at the forthcoming public meeting. They will also be on the Parish Council website.

We would like to encourage you to return the enclosed questionnaire in the pre-paid envelope no later than 9th May 2023.

Parish Clerk

Copy of Questionnaire

 **SURVEY OF LOCAL HOUSING NEEDS AND
POTENTIAL HOUSING FOR THE PARISH OF
DORMINGTON AND MORDIFORD** 

This survey serves two purposes: a) to get an accurate picture of the housing stock in Dormington and Mordiford parish; and b) to assess the housing needs for the next 5 years. So, even if you are happy and content living where you are for the next 5 years, please take the time to complete these questions where relevant. Your answers are strictly confidential and only a summary will be published.

Q1 to Q6 collect details about your household and your current home.

Q1 How would you describe your current home?

- House or cottage Bungalow
- Flat / apartment
- Sheltered / retirement housing
- Other, please state

Q2 Is this home? (Tick one box only) See page 4 for definitions of housing type

- Owner occupied (with or without a mortgage)
- Rented from a private landlord
- Rented from a Housing Association
- Shared ownership (part owned / part rented)
- Low cost market
- Provided rent free or at a subsidised rent as part of employment
- Other, please state

Q3 How many bedrooms does your home have?

Q4 Please enter the details of age and gender of each person in your current household.

Person 1

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Person 2

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Person 3

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Person 4

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Person 5

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Person 6

Male Female

AGE: 0-15 16-24 25-29 30-34 35-44 45-64 65+

Q5a Does anyone in your household work within the parish?

Yes No

Q5b Does anyone in your household work outside of the parish but within Herefordshire?

Yes No

If so, please state the approximate distance from your home to your place of work _____

Q6 How long have you lived in your current home? _____

Please look at questions 7a to 7c to see which of the coloured pages you need to fill in.

Q7a If your household needs to move to another home within the next 5 years, please tick where you would need to live (*you may tick both options*) and then answer the questions on the GREEN pages that follow

This parish

Other area(s)*, please state where

Preference 1 _____

Preference 2 _____

Preference 3 _____

Q7b If anyone in your household is likely to be leaving to form a new household within the next 5 years, and will be looking for a home, please tick where they would need to move to (*you may tick both options*) and then answer the questions on the PINK pages that follow

This parish

Other area(s)*, please state where

Preference 1 _____

Preference 2 _____

Preference 3 _____

*You may need to have a local connection (people who are normally resident there, people who are employed there, people who have a close family connection or people needing to give/receive support from family members) to be eligible for some properties that become available in certain areas.

If there will be more than one new household, please contact us for a second pink sheet (contact details below)

Q7c Is there a family member or someone you know who has moved away but wishes to return to the parish?

If there is someone you know who would like to move back to the local area but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate questionnaire so that they can be included in the needs survey

Contact clerk@dormingtonmordifordgroup-pc.gov.uk or telephone 07940391150

Housing definitions used in Herefordshire.

Open market housing - (including *buying on the open market and housing rented from a private landlord / lettings agent*) can be bought or rented by anyone at the full market cost or rent without subsidy.

Rented from a Housing Association - provided at a rent lower than market rents. Any vacancies are generally advertised through Home Point 01432 260300, web site www.home-point.info

Shared ownership - an option where the householder is able to finance a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their "share". Properties are generally advertised through Home Point (as above) or local estate agents.

Low cost market housing - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised through an estate agent, but purchasers must be registered with Home Point.

For further information on any affordable options, please contact the Housing Needs and Development Team on 01432 260269 or email housingdevelopment@herefordshire.gov.uk or visit the website at <https://www.herefordshire.gov.uk/> and search for 'Housing advice'

Q8 collects information you have about any potential opportunities for providing accommodation within the parish.

Q8a: Are you aware of any potential opportunities for new accommodation within the parish; for example, sites suitable for infill, existing buildings that could be converted, etc. Please provide details below.

Q8b: Do you have any property/rooms in the parish that you wish to make available to rent? Please provide details below and include whether the accommodation would be rented as furnished/unfurnished.

MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 5 years Q9

Who will form your household?

- All the people in your current household
 Other, please describe

Q10 Why does this household need to move? (Tick all that apply)

- | | |
|---|---|
| <input type="checkbox"/> To move to a smaller home | <input type="checkbox"/> To meet the needs of an elderly person (see Q10a) |
| <input type="checkbox"/> To move to a cheaper home | <input type="checkbox"/> To meet the needs of a disabled person (see Q10a) |
| <input type="checkbox"/> To move to a larger home | <input type="checkbox"/> Want to move from rented into owner occupied accommodation |
| <input type="checkbox"/> To be nearer other members of the family | <input type="checkbox"/> To be nearer employment |
| <input type="checkbox"/> The property is not well maintained by the landlord (please provide details below) | <input type="checkbox"/> Need to leave tied accommodation |
| <input type="checkbox"/> Lack of amenities / facilities (please provide details below) | <input type="checkbox"/> Other, please state |

Q10a If you ticked that you need to move to meet the needs of an elderly or disabled person, could your current home be adapted to meet your needs (with or without financial assistance)

- Yes No

Q11 What type of accommodation would you prefer (tick all that apply)?

Definitions of the different accommodation types are provided on page 4

- | | | |
|--|--|---|
| <input type="checkbox"/> Buy on the open market | <input type="checkbox"/> A room in shared accommodation | <input type="checkbox"/> Supported living (specialist accommodation for older persons with some level of support/ care) |
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Bedsit | <input type="checkbox"/> Supported accommodation (e.g. for people with learning difficulties, physical or mental health disabilities) |
| <input type="checkbox"/> Low cost market housing | <input type="checkbox"/> Shared ownership (part owned / part rented) | <input type="checkbox"/> Other, please state |
| <input type="checkbox"/> Rented from a private landlord / lettings agent | <input type="checkbox"/> Self build (see Q11a) | |

Q11a If you ticked the self build option above, do you own a suitable plot of land to build your own home?

- Yes No

Q12a Is this household a first time buyer?

Yes No

Q12b Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

Yes No Don't know

Q12c Is this household currently registered with Home Point? You will need to be registered with Home Point to be considered for affordable housing.

Yes No

For more information about Home Point ring 01432 260300 or visit the web site www.home-point.info

Q13 What sort of home does this household **need** (tick all that apply)?

House Specially adapted home (please provide details below)
 Bungalow Live / Work unit for the self employed (some work space provided in a residential unit)
 Flat / apartment Other, please state below

Q14 How many bedrooms does this household need?

Q15 If interested in renting, what weekly rent can this household realistically afford out of income?

Less than £400 £ 400 to £600 £600 to £1200
 More than £1200

Q16 If interested in purchasing, up to what amount towards the price of a home could this household afford (with a mortgage or savings or both)?

Less than £100K £100K to £200K £200K to £300K
 £300K to £400K £400K +

As you have expressed an interest in housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.

Name

Address

Tel. Email

Now please go back to Question 7b and 7c, to see if you need to complete the pink pages or request a separate survey form for people who wish to return to the local area

NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment but will be setting up a new household of their own in the parish of Dormington and Mordiford in the next 5 years

Q16a Who will form this household?

- A person who will be living alone
- A couple without children
- One or more adults with children under 16
- An adult wishing to share with others.
- Other, please state

Q16b Please state the number of people within each age range.

0-15 [] 16-24 [] 25-29 [] 30-34 [] 35-44 [] 45-64 [] 65+ []

Q17 Why does this household need to move? (Tick all that apply)

- | | |
|---|---|
| <input type="checkbox"/> To be independent | <input type="checkbox"/> To be nearer other members of the family |
| <input type="checkbox"/> Family / relationship break up | <input type="checkbox"/> To be nearer employment |
| <input type="checkbox"/> To meet the needs of an elderly person | <input type="checkbox"/> Other, please state |
| <input type="checkbox"/> meet the needs of a disabled person | |

Q18 What type of accommodation would they prefer? (Definitions of the different accommodation types are provided on page 4)

- | | |
|--|---|
| <input type="checkbox"/> Buy on the open market | <input type="checkbox"/> Shared ownership (part owned / part rented) |
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Self build (see Q16a) |
| <input type="checkbox"/> Low cost market housing | <input type="checkbox"/> Supported living (specialist accommodation for older persons with some level of support/care) |
| <input type="checkbox"/> Rented from a private landlord / lettings agent | <input type="checkbox"/> Supported accommodation (e.g. for people with learning difficulties, physical or mental health disabilities) |
| <input type="checkbox"/> A room in shared accommodation | <input type="checkbox"/> Other, please state |
| <input type="checkbox"/> Bedsit | |

Q18a If you ticked the self build option above, do you own a suitable plot of land to build your own home?

- Yes No

Q19a Is this household a first time buyer?

Yes No

Q19b Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

Yes No Don't know

Q19c Is this household currently registered with Home Point? They will need to be registered with Home Point to be considered for affordable housing.

Yes No

For more information about Home Point ring 01432 250300 or visit the web site www.home-point.info

Q20 What sort of home does this household **need** (tick all that apply)?

House Specially adapted home (please provide details below)
 Bungalow Live / Work unit for the self employed (some work space provided in a residential unit)
 Flat / apartment Other, please state below

Q21 How many bedrooms does this household need?

Q22 If interested in renting, what weekly rent can this household realistically afford out of your monthly income?

Less than £400 £ 400 to £600 £800 to £1200
 More than £1200

Q23 If interested in purchasing, up to what amount towards the price of a home could this household afford (with a mortgage or savings or both)?

Less than £100K £100K to £200K £200K to £300K
 £300K to £400K £400K +

As you have expressed an interest in housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.

Name

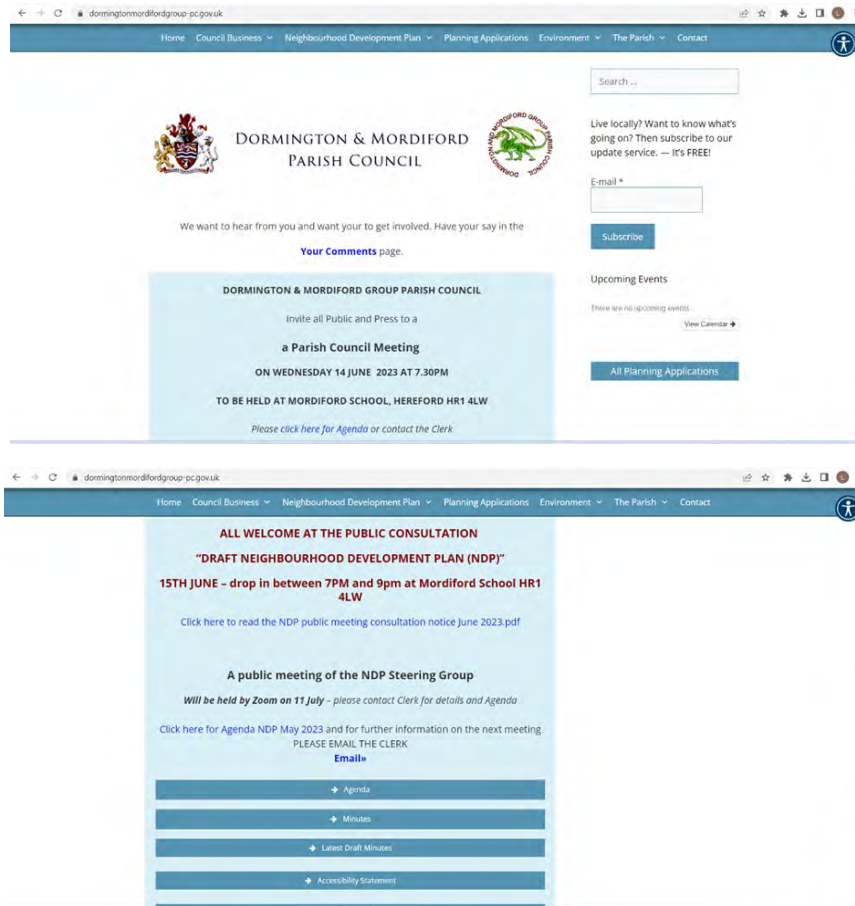
Address

Tel. Email

Thank you for your time and effort in completing this form. Please return it in the pre-paid envelope provided

Appendix 5: Informal Consultation on Emerging Draft Plan, Preferred Site Options and Dormington & Mordiford Design Guide

Publicity: Screenshots of the Parish Council website and NDP pages



Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

Neighbourhood Development Plan

The Parish Council is continuing to develop the Neighbourhood Development Plan (NDP). There is no requirement for parish councils to prepare an NDP but they have a power to do so. Preparing an NDP gives local people more say in where development should go and what it should look like. NDPs can also help to protect areas that are important to residents or for wildlife etc from development. This is because all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise, and NDPs are part of the development plan, once adopted.

All parish residents are welcome to join meetings or become part of the Steering Group. Please contact the Clerk for further details: clerk@dormingtonmordifordgroup-pc.gov.uk

Upcoming Events
There are no upcoming events.
Add View Calendar

Recent Posts
Agenda - 30th September 2022
2nd October 2022
DMGPC September Meeting 15th September 2022
NDP Update - July 2022 29th July 2022
AGENDA 21st July 2022 15th July 2022
NDP CALL FOR SITES NOTICE 5th July 2022

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

More about NDPs

Any NDP must confirm with local and Government Planning Policy, which is set out in the National Planning Policy Framework (NPPF). This advises that to support the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The NPPF sets out that strategic policy-making authorities (such as Herefordshire Council) should establish a housing requirement figure for their whole area. To comply with this Herefordshire Council's new emerging Local Plan (2021-2041) identifies a requirement of 850 houses a year over the next twenty years, rounded off at 17,000 dwellings over a 20 year plan period. Taking into account existing planning permissions, 11,200 dwellings will be needed.

As the new Herefordshire Local Plan is at an early stage of preparation, any new Neighbourhood Development Plans (NDPs) are being prepared within the context of the adopted Herefordshire Local Plan Core Strategy 2011 - 2031. This includes minimum housing target figures for different areas in the county. Dormington and Mordiford Parish (D&MP) has to provide at least 21 dwellings. As work progresses on the new Herefordshire Local Plan there will be more detailed information about the new housing requirements, including for D&M Parish up to 2041.

To help ensure that a parish meets its housing needs, it may develop an NDP to determine sites where housing should be located and policies to guide design and types of housing, in line with the NPPF and HCs planning policies, NDPs should focus development in and around settlements rather than in the countryside.

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

Purpose of NDP

The purpose of an NDP therefore, is to allow a parish and its residents to determine settlement locations, design of housing, and sufficient housing to meet local needs (e.g. for key workers in a rural environment), but also to resist development of houses unsuited to local needs, unsympathetic to local landscapes or to local vernacular and built in order to meet the Herefordshire Local Plan housing targets for the whole county.

If a parish has an NDP, it does NOT prohibit the development of other houses or buildings. However should developers wish to build in the parish, the NDP stipulates where those development sites should be located, and that developments should contribute to meeting local needs. NDPs can also support other types of development (such as a parish / school hall) which are needed in the area.



The screenshot shows a web browser displaying the 'DRAFT NDP informal consultation - June 2023' page. The page has a blue header with navigation links: Home, Council Business, Neighbourhood Development Plan, Planning Applications, Environment, The Parish, and Contact. The main content area features the title 'DRAFT NDP informal consultation - June 2023' and a sub-header 'DRAFT'. The text explains that the Dormington & Mordiford Group Parish Council's Neighbourhood Development Plan (NDP) sets out local planning policies and proposals for the Group Parish and once finalised will be used by Herefordshire Council to help determine planning applications in the area. It also states that the Draft Plan has been prepared by a Steering Group of local residents and parish councillors, drawing from an extensive evidence base of natural and built heritage information and has been informed by various other processes and documents including:

- Consultation on Draft Vision and Objectives and Key Planning Themes - early 2022
- Call for Sites and Technical Site Assessment, Summer - Winter 2022
- Dormington & Mordiford Design Guide - 2022 -2023
- Parish Housing Needs Survey - Spring 2023.

On the right side, there are sections for 'Upcoming Events' (stating there are no upcoming events) and 'Recent Posts' (listing 'Agenda - 30th September 2022', 'DMGPC September Meeting 15th September 2022', 'NDP Update - July 2022 29th July 2022', 'AGENDA 21st July 2022 15th July 2022', and 'NDP CALL FOR SITES NOTICE 5th July 2022').

The second screenshot shows the 'NDP Draft summary document' page. It includes the draft vision, objectives and summaries of the planning policies and site allocations for new housing. A link is provided to access the NDP Draft Summary. The page also mentions an open event at Mordiford CE Primary School on 15th June from 7.00pm to 9.00pm. A section titled 'Your Comments are vital to the process' explains that residents should provide comments in writing or by email using a response form, available by clicking on the links below. It also states that residents will be sent a copy of the draft summary, response form, and a pre-paid return envelope for completion and return by 28th July 2023. A link is provided for the WORD version of the NDP draft summary response form for online completion.

The third screenshot shows a list of instructions for returning the completed form:

- Please email your completed form by **28th July** to: Clerk@dormingtonmordifordgroup-pc.gov.uk

A link is provided for the pdf version of the NDP draft summary response form for download, print and complete by hand. Another instruction states:

- Please return your completed form by **28th July** to Sky Cottage, 90 Upper Dormington, Hereford HR1 4ED

A note asks residents to please take time to look at the full DRAFT NDP (rather than just the summary). A link is provided to access the full DRAFT NDP. A note at the bottom states: 'If you would like to borrow a hard copy please contact the Clerk: clerk@dormingtonmordifordgroup-pc.gov.uk'.

The final screenshot shows the front cover of the Draft NDP June 2023. The cover features the title 'Dormington and Mordiford Group Neighbourhood Development Plan 2023 - 2041' and a photograph of a rural landscape. Below the photograph, it says 'Summary of Draft Plan For Informal Consultation' and 'Dormington and Mordiford Group Parish Council Jun 2023'. At the bottom, it says 'Front cover of the Draft NDP June 2023'.

The screenshot shows a web browser displaying the 'NDP Design Guide' page. The browser's address bar shows the URL 'mordifordgroup-pc.gov.uk/ndp-ndp-design-guide/'. The website's navigation menu includes 'Home', 'Council Business', 'Neighbourhood Development Plan', 'Planning Applications', 'Environment', 'The Parish', and 'Contact'. The main content area features the title 'NDP Design Guide' and three paragraphs of text. The first paragraph explains that the guide was produced by AECOM, an independent organization, and describes its purpose in providing unbiased reports and guiding housing types and plans. The second paragraph states that the guide is full of wonderful photographs of the area and encourages users to take time to look at it and provide comments. The third paragraph discusses how design guidance informs development proposals and provides a framework for creating high-quality places. Below the text is a link to view the design guide (8MB) and a small image of a road in Dormington & Mordiford. The right sidebar contains sections for 'Upcoming Events' (with a note that there are no events), 'Recent Posts' (listing several agenda items and updates), and a 'NDP CALL FOR SITES NOTICE 5th July 2022'. The footer includes a search bar, a link to 'Parish Council Minutes', and a subscription prompt for updates.

ndp-ndp-design-guide/

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

NDP Design Guide


This is the design guide produced by AECOM, an independent organisation, who specialise in providing unbiased reports, and whose team visited our beautiful parish, looked at its housing types in all their many variations, looked at the views and green spaces, and eventually produced the Guidance below. This has an important status in the NDP as it should guide all housing types and plans and features such as insulation, carbon reduction, and other aspects that follow the Government and Herefordshire Council's planning policies.

The guide is full of wonderful photographs of the area in which we live, work and enjoy. [Please take time to look at it and do give us your comments.](#)

"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."

[Click on the link to view the Dormington and Mordiford Design Guide \(8MB\)](#)



View from Mordiford bridge

Upcoming Events

There are no upcoming events.

[Add](#) [View Calendar](#)

Recent Posts

- [Agenda - 30th September 2022](#)
2nd October 2022
- [DMGPC September Meeting 15th September 2022](#)
- [NDP Update - July 2022 29th July 2022](#)
- [AGENDA 21st July 2022 15th July 2022](#)

4:44

[NDP CALL FOR SITES NOTICE 5th July 2022](#)

Parish Council Minutes Search this website Live locally? Want to know what's going on? Then subscribe to our update service.

Proposed Site Allocations

Home Council Business > Neighbourhood Development Plan > Planning Applications Environment > The Parish > Contact

Site Submissions – call for sites

After our Call for Sites, 8 sites were submitted by landowners to be considered by AECOM, an independent organisation who specialise in site assessments against government and local planning criteria. [Click here to read the resulting assessments, the "SITE ASSESSMENT REPORT"](#)

Two further late submissions (DMNP9 and 10) have yet to be considered as we are awaiting a Technical Grant.

View the application forms here:

- [DMNP1 – The Stables, Upper Dormington – CLICK HERE](#)
- [DMNP2 – Backbury Hill Farm Orchard, Upper Dormington – CLICK HERE](#)
- [DMNP3- Church Field, Dormington – CLICK HERE](#)
- [DMNP4 – Land south east of Pentaloe Close, Mordiford – CLICK HERE](#)
- [DMNP5- Sufton Cottage, Sufton Lane, Mordiford – CLICK HERE](#)

Upcoming Events

There are no upcoming events

[Add](#) [View Calendar](#)

Recent Posts

- [NDP Housing needs survey March 2023 and analysis report 12th June 2023](#)
- [Agenda – 30th September 2022 2nd October 2022](#)
- [DMGPC September Meeting 15th September 2022](#)
- [NDP Update – July 2022 29th July 2022](#)
- [AGENDA 21st July 2022 15th July 2022](#)

Home Council Business > Neighbourhood Development Plan > Planning Applications Environment > The Parish > Contact

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- [DMNP4 – Land south east of Pentaloe Close, Mordiford – CLICK HERE](#)
- [DMNP5- Sufton Cottage, Sufton Lane, Mordiford – CLICK HERE](#)
- [DMNP6- The Lime Kiln, Hope Springs, Mordiford – CLICK HERE](#)
- [DMNP7 – Fort House, Upper Dormington – CLICK HERE](#)
- [DMNP8- The Barn, Upper Dormington – CLICK HERE](#)
- [DMNP9 not yet assessed opposite School – Click here](#)
- [DMNP_10 not yet assessed Priors Frome – CLICK HERE](#)

Agenda – 30th September 2022 2nd October 2022

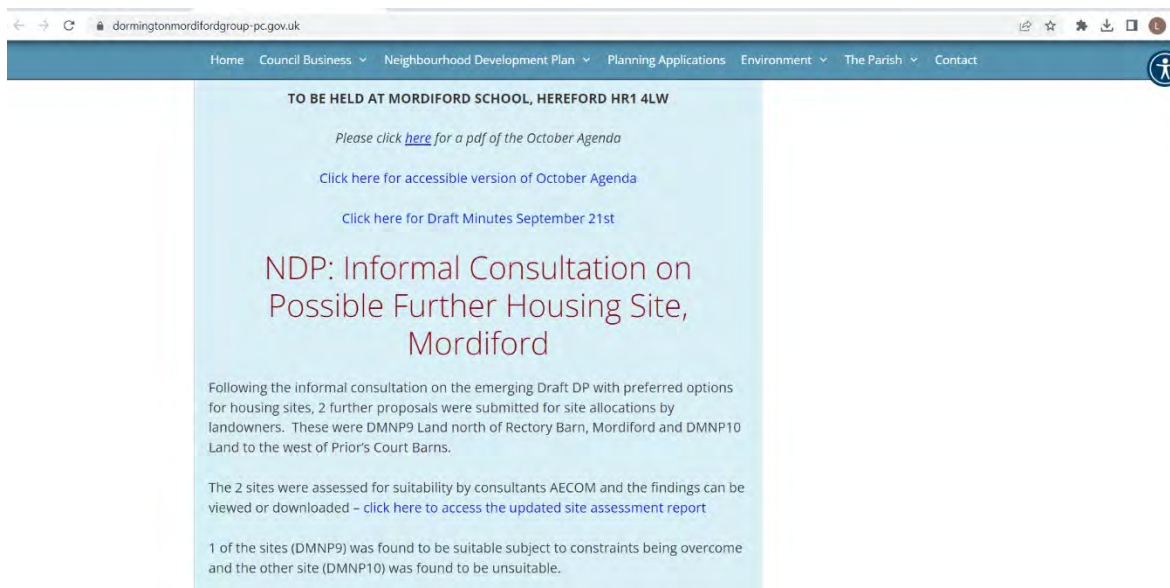
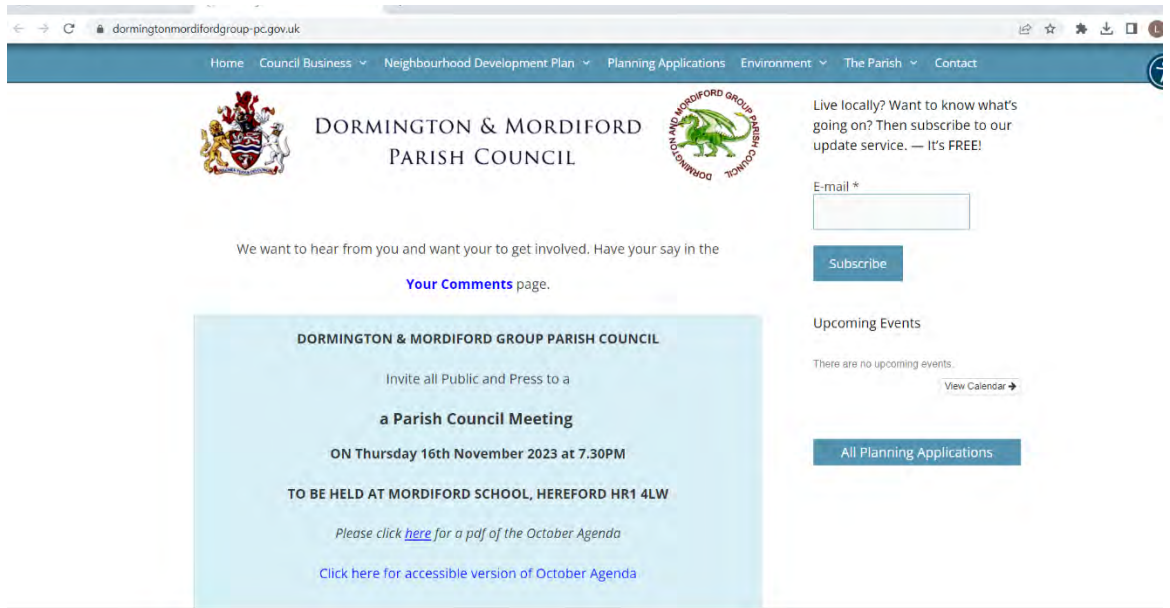
DMGPC September Meeting 15th September 2022

NDP Update – July 2022 29th July 2022

AGENDA 21st July 2022 15th July 2022

Consultation on Further Site (Late Submission)

Screenshots of Parish Council Website



Dormington & Mordiford NDP Consultation Statement

The 2 sites were assessed for suitability by consultants AECOM and the findings can be viewed or downloaded – [click here to access the updated site assessment report](#)

1 of the sites (DMNP9) was found to be suitable subject to constraints being overcome and the other site (DMNP10) was found to be unsuitable.

The Parish Council would like to hear your views on Site DMP9 before the Draft Plan is finalised for formal Regulation 14 consultation. Please email your comments to clerk@dormingtonmordifordgroup-pc.gov.uk or post them to The Clerk, C/o Oast House, Perton, HR1 4HP. We would like to know if you **support** or **object** to or have **any comments** about Site DMNP9 before we make a decision about whether to include it in the Plan as a site allocation. **Please respond by 17th November.**

A public meeting of the NDP Steering Group

Will be held by Zoom on 9 November – please [click here for the Meeting Notice October 2023](#)

Click here for the **AGENDA** or for further information PLEASE EMAIL THE CLERK
[Email](#)

→ Agenda
→ Minutes

Site Assessment – Report

October update – further sites submitted

Following the informal consultation on the emerging Draft DP with preferred options for housing sites, 2 further proposals were submitted for site allocations by landowners. These were DMNP9 Land north of Rectory Barn, Mordiford and DMNP10 Land to the west of Prior's Court Barns. Technical support funding was delayed as funds were not available from central government; but in August the PC successfully obtained technical support and the 2 sites were assessed for suitability by consultants AECOM.

One of the sites (DMNP9) was found to be suitable, subject to constraints being overcome and the other site (DMNP10) was found to be unsuitable.

In addition, one landowner (from the initial submission), has reduced the plot boundary size;

This revision and the two newly considered sites may be seen in the revised AECOM report. This was approved by the Parish Council at its meeting of 19th October 2023, and may be viewed or downloaded. Please [click here to download or view the report](#)

ACTION: The Parish Council would like to hear your views on Site DMP9 before the Draft

Upcoming Events
There are no upcoming events
[Add](#) [View Calendar](#)

Recent Posts

- [ARE YOU PROACTIVE AND ENTHUSIASTIC?](#) 19th June 2023
- [NDP Housing needs survey March 2023 and analysis report](#) 12th June 2023
- [Agenda – 30th September 2022](#) 2nd October 2022
- [DMGPC September Meeting](#) 15th September 2022
- [NDP Update – July 2022](#) 29th July 2022

size;

This revision and the two newly considered sites may be seen in the revised AECOM report. This was approved by the Parish Council at its meeting of 19th October 2023, and may be viewed or downloaded. Please [click here to download or view the report](#)

ACTION: The Parish Council would like to hear your views on Site DMP9 before the Draft Plan is finalised for formal Regulation 14 consultation.

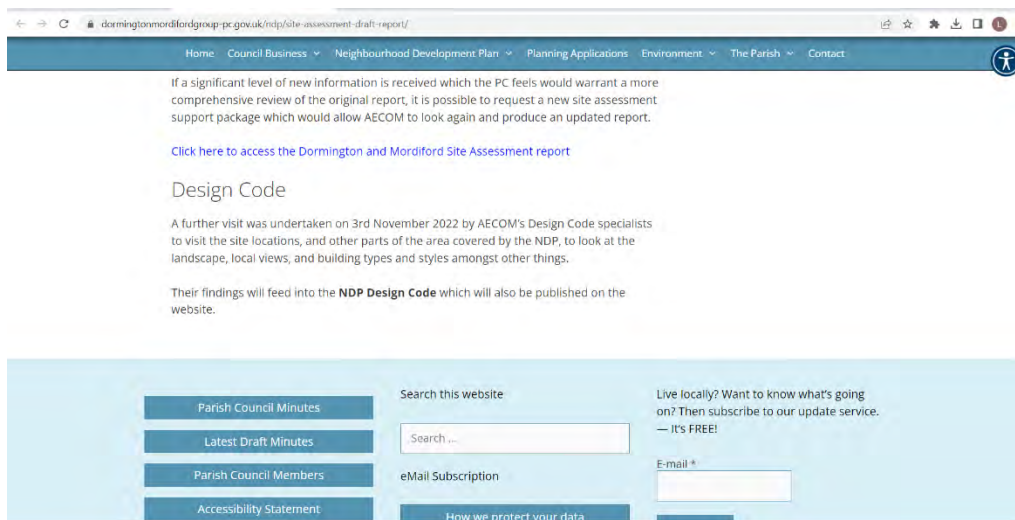
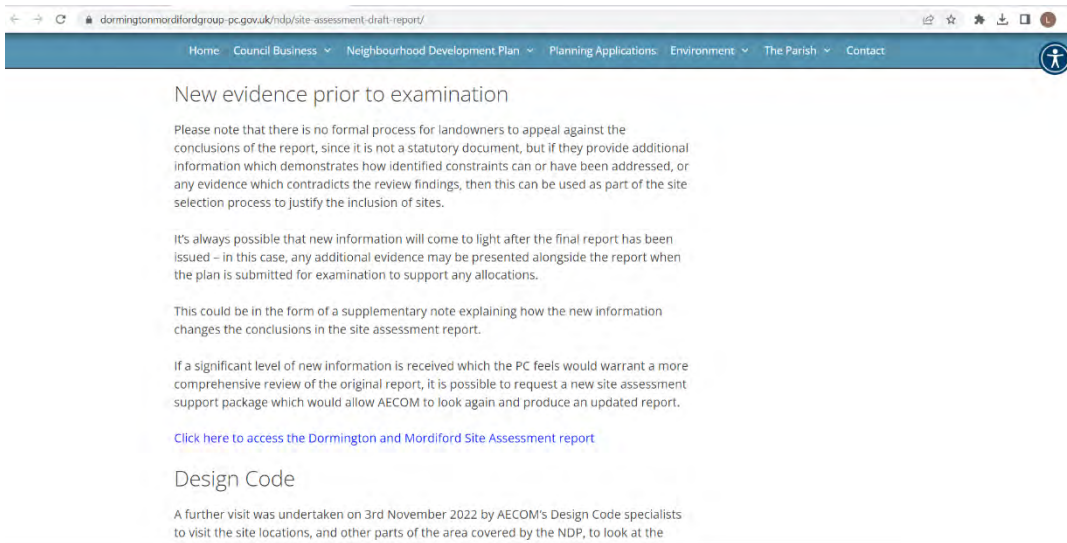
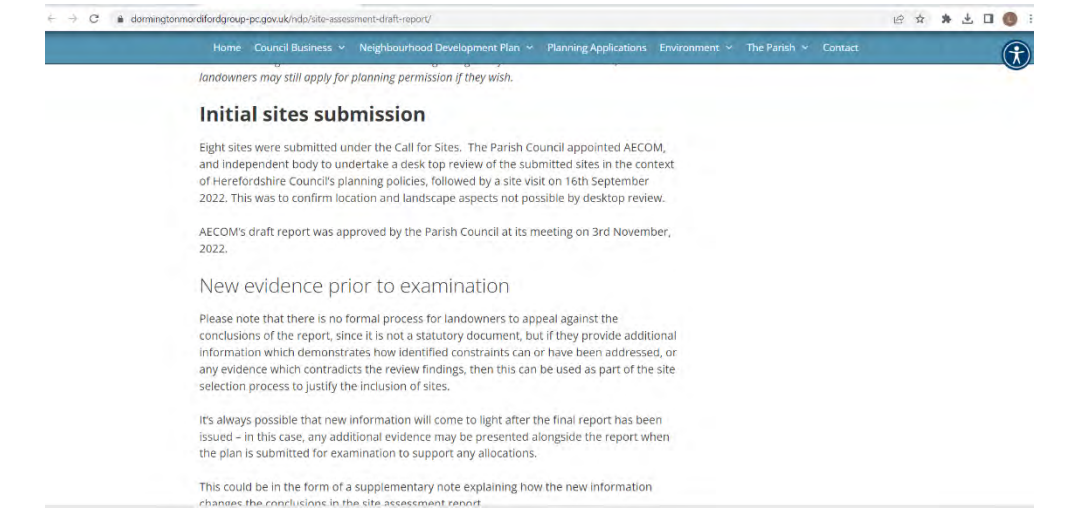
Please email your comments to clerk@dormingtonmordifordgroup-pc.gov.uk or post them to The Clerk, C/o The Oast House, Perton, HR1 4HP. We would like to know if you **support** or **object** to or have **any comments** about Site DMNP9 before we make a decision about whether to include it in the Plan as a site allocation. Please respond by **17th November.**

Notwithstanding AECOM's recommendations regarding sites for inclusion in the NDP, landowners may still apply for planning permission if they wish.

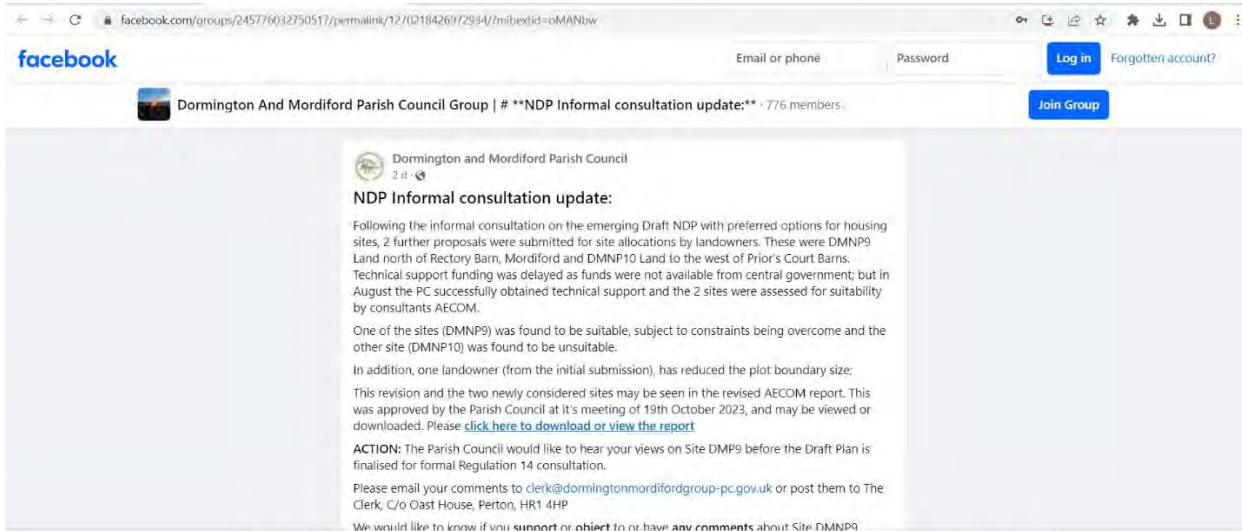
Initial sites submission

Eight sites were submitted under the Call for Sites. The Parish Council appointed AECOM, and independent body to undertake a desk top review of the submitted sites in the context of Herefordshire Council's planning policies, followed by a site visit on 16th September 2022. This was to confirm location and landscape aspects not possible by desktop review.

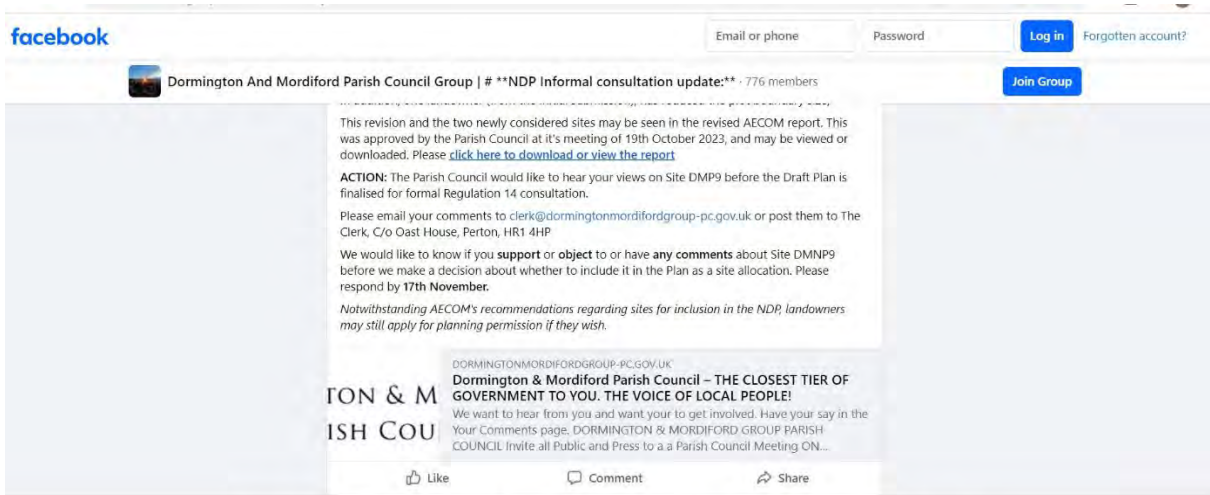
AECOM's draft report was approved by the Parish Council at its meeting on 3rd November,



Screenshots from Facebook



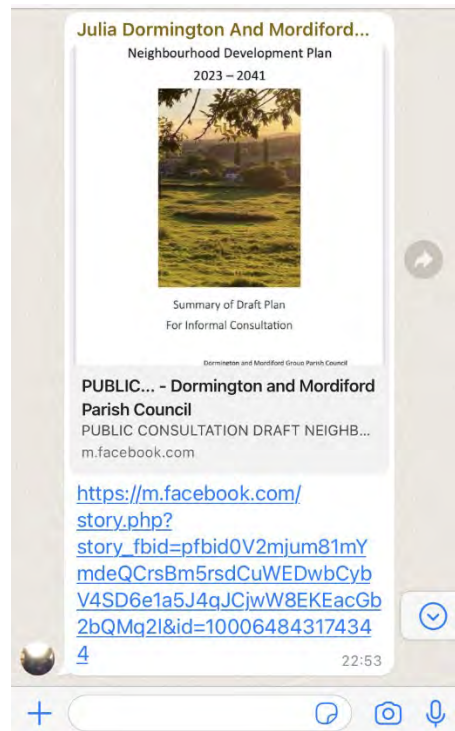
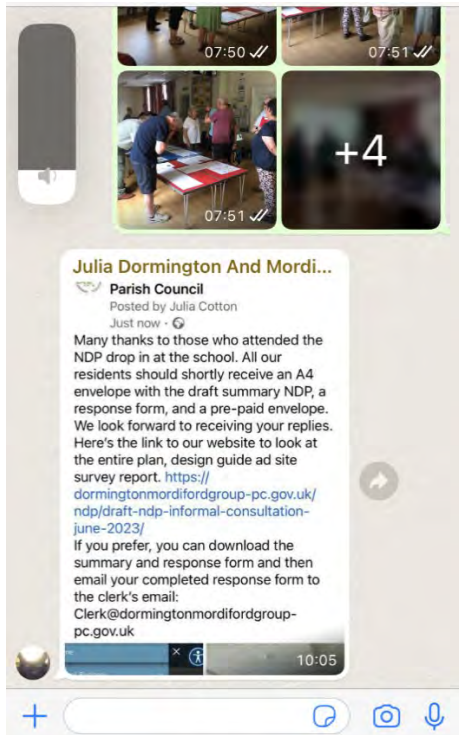
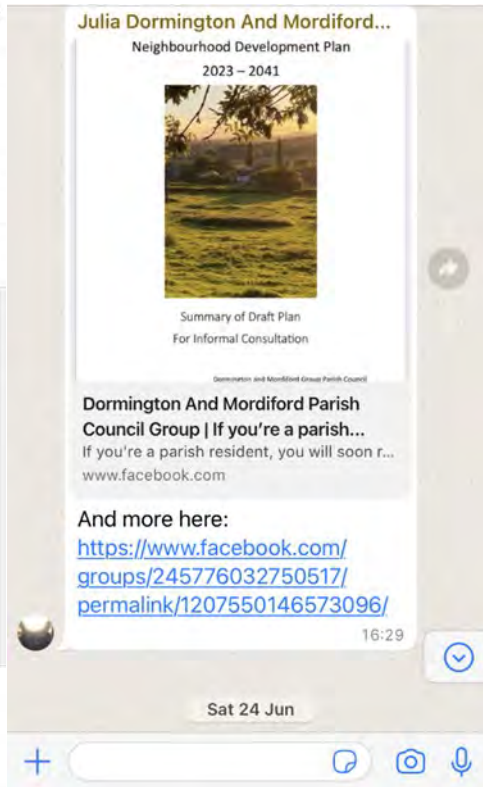
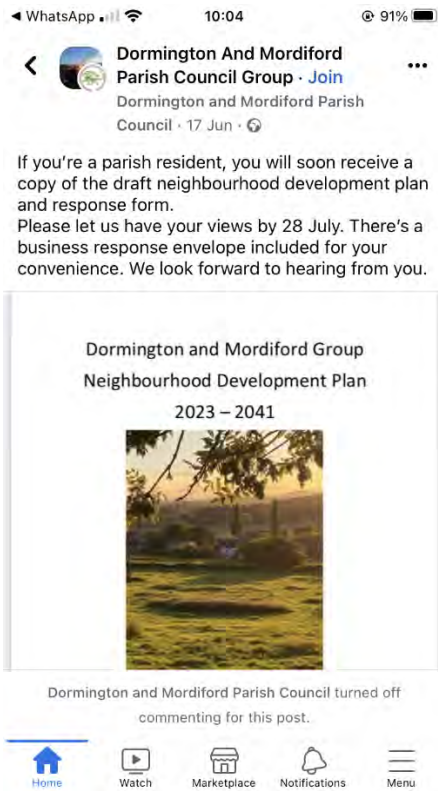
Log in or sign up for Facebook to connect with friends, family and people you know.

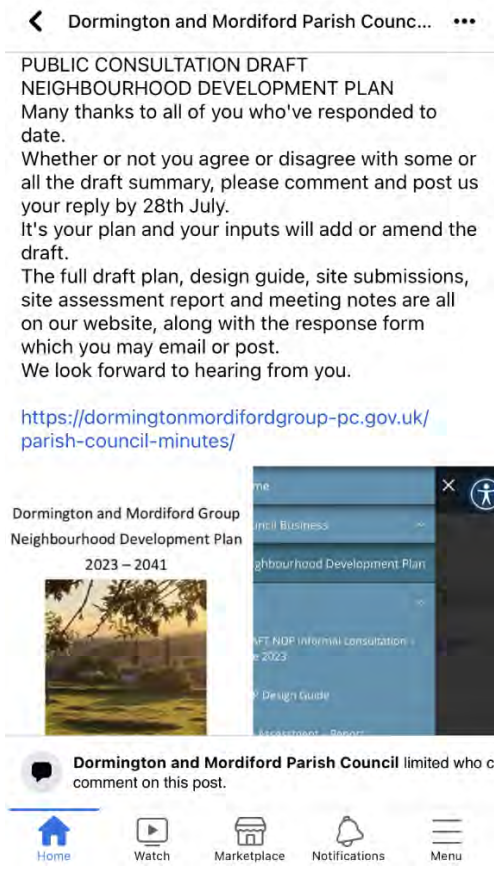


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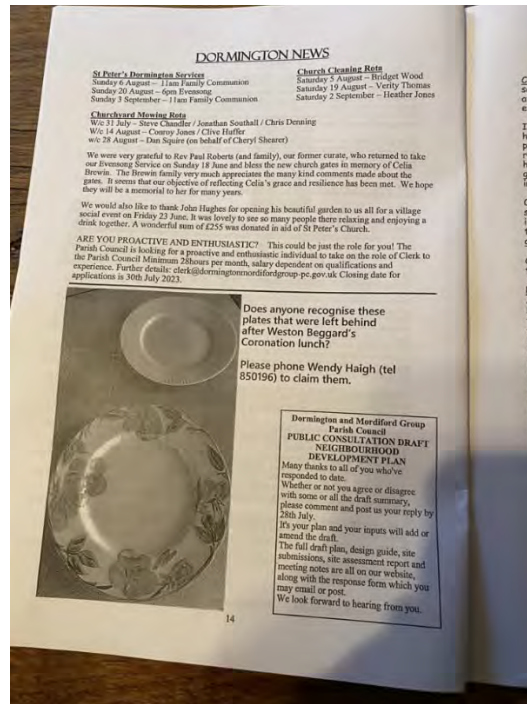
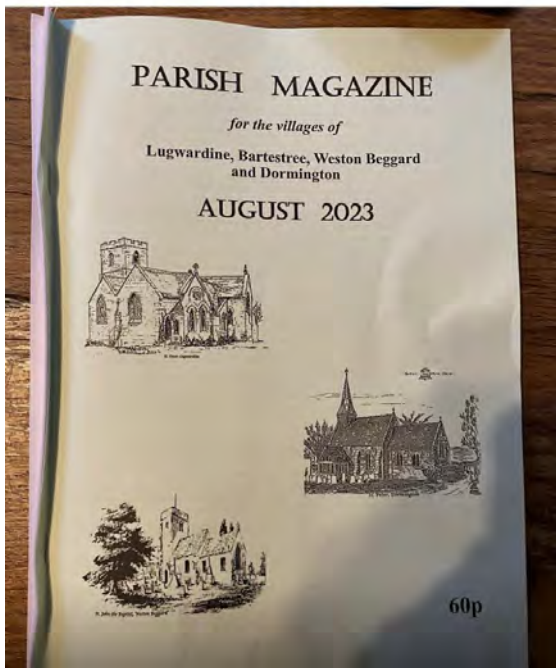


Publicity: Social media posts (Facebook and WhatsApp)

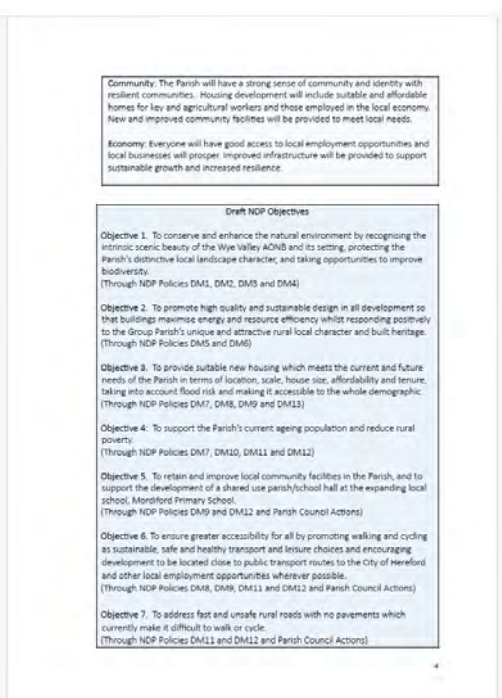
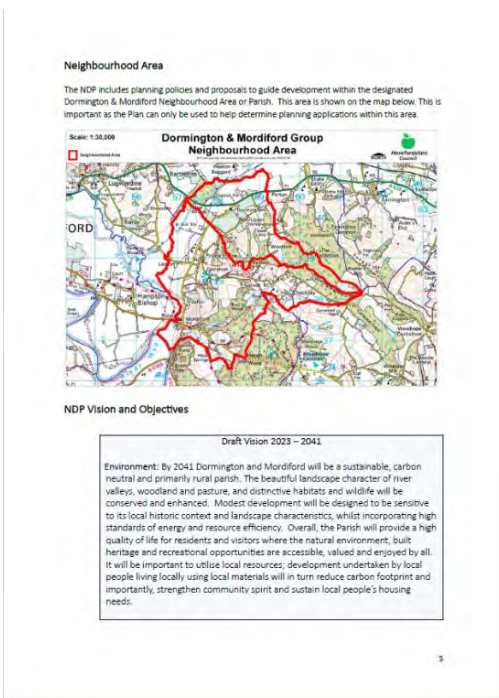
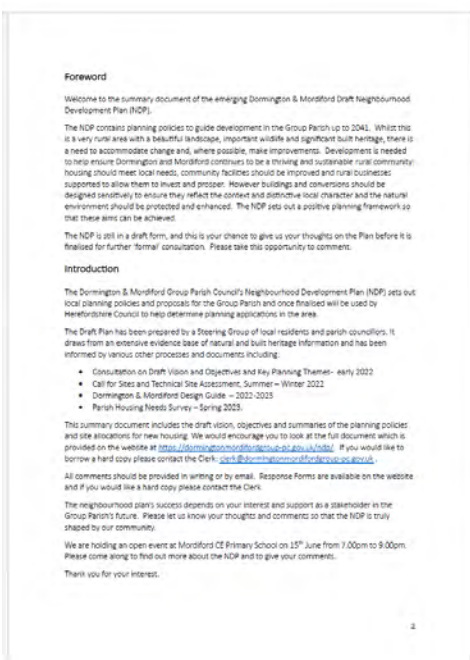
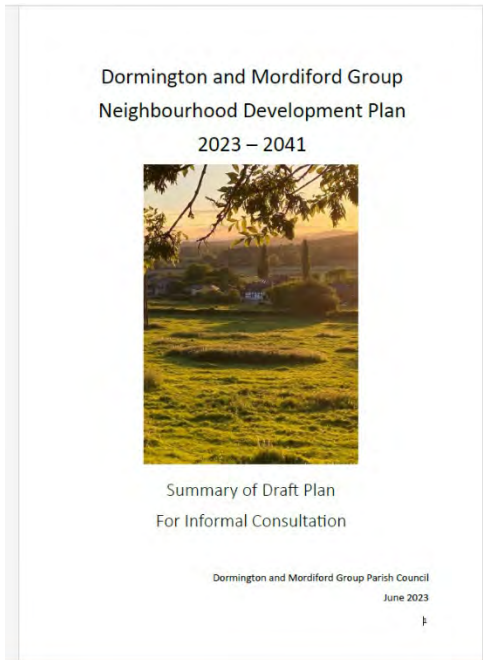




Copy of Notice in Parish Magazine, August 2023



Copy of Draft NDP Summary document



Objective 8: To support appropriate investment in rural enterprises, agriculture and businesses so the Parish remains a thriving working environment with wider opportunities for accessible local employment and training. (Through NDP Policies DM14 and DM15).

Objective 9: To provide a shared working space in the community with a good internet connection which will in turn support the reduction of the parish carbon footprint. (Through NDP Policy DM14).

Summaries of Draft Planning Policies

Natural Environment

Draft Policy DM1 Conserving and Enhancing Local Landscape Character

Development proposals should conserve and enhance local landscape character by using local materials, considering and minimising adverse impacts on important local views, conserving local landscape features such as trees and hedgerows and following the guidance for landscaping set out in the Dormington & Mordiford Design Guide.

Draft Policy DM2 Local Green Spaces

Several areas are identified for protection as Local Green Spaces. These are: DM2/1 Checkley Barn picnic site, DM2/2 Swanden Quarry, DM2/3 Mordiford Green, DM2/4 Maltings Green and DM2/5 Lime Kiln Pond Area.

Draft Policy DM3 Biodiversity

All development proposals should conserve biodiversity and deliver a measurable biodiversity net gain of 10% as a minimum requirement. Local measures to improve biodiversity include retaining and improving trees, hedgerows, traditional orchards and water bodies and courses and planting willowflwers, preferably on site, or if this is not possible, within the Group Parish.

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

Proposals must demonstrate that they will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance. Planning permission will only be granted if it is shown that the proposal, with mitigation, will not increase nutrient inputs to the SAC.

Design: Protecting Local Character and Promoting Sustainability

Draft Policy DM5 Responding to Local Character

All development proposals should respond to local character and maintain the distinctiveness of Dormington and Mordiford NDP area. They will be expected to demonstrate how they have taken the relevant Design Guidelines into account.

Draft Policy DM6 Sustainable Design

All development proposals will be expected to use the most up to date, effective and efficient designs and technologies to ensure principles of sustainability are incorporated at all stages of a building's lifetime. Proposals will be required to demonstrate how they have responded to the relevant Design Guidelines.

Meeting Local Housing Needs

Draft Policy DM7 Housing

Housing will be supported within the settlement boundaries. Proposals should deliver housing which meets local needs including housing for older residents, smaller houses suitable for first time buyers, young families and smaller households, accommodation for seasonal and permanent agricultural workers, including affordable larger (3-4 bedroom) units suitable for families and opportunities for self-build schemes.

Site Allocations for New Housing

Site DM8/1 Sutton Cottage, Sutton Lane, Mordiford (0.65 ha) – Market Housing



Site DM8/1 is identified as a potential Preferred Option Housing Site for up to 10 dwellings.

Development will be supported where:

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

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Site DM8/2 Fort House, Upper Dormington, HR1 4ED – Market Housing

Site DM8/2 is identified as a potential Preferred Option Housing Site for 3 single storey eco-dwelling.



Development will be supported where:

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

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Site DM9/1 The Lime Kiln, Hope Springs, Mordiford - Rural Exception Housing

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

Development will be supported where:

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



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Proposed Settlement Boundaries

Development will be steered to locations within the settlement boundaries to help protect the countryside. Currently Dormington, Mordiford and Priors Promie are identified as suitable for development in the adopted Herefordshire Local Plan Core Strategy 2011–2031, but this may change when the new Herefordshire Local Plan 2021 – 41 is published and the proposed housing requirements for rural areas is set out.

Dormington



Mordiford



Priors Home



Improving Community Facilities, Accessibility and Infrastructure

Draft Policy DM10 New Community Hall, Mordiford School

A new community hall building will be supported where proposals provide high quality, flexible and fully accessible facilities for use by the school and local groups and residents with car and cycle parking and electric charging points, and linkages to nearby public rights of way to promote walking and cycling. Proposals should also include high quality and energy and resource efficient design and landscaping to support local wildlife and provide biodiversity net gain on site.

Draft Policy DM11 Sustainable and Active Travel

Residential development should include sufficient flexible space and high-speed broadband and mobile telephone infrastructure to enable occupiers to work from home and all development should be accessible to walking, cycling and public transport routes and promote and support green connectivity.

Draft Policy DM12 Local Infrastructure and Developer Contributions

Developers may be required to support improvements in local infrastructure including measures to improve safety and routes for walking and cycling in the area.

9

Draft Policy DM13 Flooding, Wastewater and Sewerage

All new development in Dormington and Mordiford neighbourhood area is required to be flood and climate resilient. It should be designed to maximise the retention of surface water on the development site and to minimise runoff and not exceed capacities of local waste water treatment works.

Draft Policy DM14 Rural Enterprise

Proposals for rural diversification schemes will be supported where they strengthen the local economy by providing small-scale flexible business accommodation or meeting space appropriate to the rural area.

Draft Policy DM15 Community Energy Schemes

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

Next Steps

Following the informal consultation, the Plan will be revised and then published for formal Regulation 14 formal consultation for 6 weeks. The NDP then will be revised again and submitted to Herefordshire Council.

10

Copy of Response Form

Dormington & Mordiford NDP

Informal Consultation Response Form

June 2023

Please return your completed form by 28th July 2023 to the Clerk to the Parish Council at Sky Cottage, 90 Upper Dormington, Hereford HR1 4ED, or by email to clerk@dormingtonmordifordgroup-pc.gov.uk

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 will be anonymised and may be made publicly available on the NDP page of the Dormington & Mordiford Group Parish Council website <https://dormingtonmordifordgroup-pc.gov.uk/ndp/> or through other local publications. Further information can be obtained by contacting the Clerk, details for whom can be found on our website.

Your Name	
Address	
Email	

Please let us know whether you support, object to or have any comments on any of the Vision, Objectives or Draft Policies.

Part of NDP	Support (Tick ✓)	Object (Tick ✓)	Comments
Vision			
Objectives			
Policy DM1 Conserving and Enhancing Local Landscape Character			
Policy DM2 Local Green Spaces			
Policy DM3 Biodiversity			
Policy DM4 River Wye Special Area of Conservation (SAC)			
Policy DM5 Responding to Local Character			
Policy DM6 Sustainable Design			
Policy DM7 Housing (Including settlement boundaries)			
Site Allocation DM8/1 Sufton Cottage, Sufton Lane, Mordiford (0.65 ha) for 10 dwellings (market housing)			

Part of NDP	Support (Tick ✓)	Object (Tick ✓)	Comments
Site DM8/2 Fort House, Upper Dormington, HR14ED for 1 single storey eco-dwelling (market housing)			
Site DM9/1 The Lime Kiln, Hope Springs, Mordiford (rural exception affordable housing)			
Policy DM10 New Community Hall, Mordiford School			
Policy DM11 Sustainable and Active Travel			
Policy DM12 Local Infrastructure and Developer Contributions			
Policy DM13 Flooding, Wastewater and Sewerage			
Policy DM14 Rural Enterprise			
Policy DM15 Community Energy Schemes			

Please provide any other comments about the NDP in the space below.

Reference / Section of Draft Plan	Comment

Your comments are also very welcome on the Dormington & Mordiford Design Guide Draft Report which can be viewed <https://dormingtonmordifordgroup-pc.gov.uk/ndp/ndp-design-guide/>

Please provide any comments in the box below and overleaf if necessary.

Copy of Pre-paid envelope for responses



Copy of slides from drop in event, 15th June 2023

Dormington & Mordiford NDP



- Quick Recap:
- December 2021: NDP launched at a public meeting.
- Early 2022: NDP Steering Group set up to progress work on the Draft Plan on behalf of the Parish Council
- Spring 2022: Vision and Objectives Consultation
- Summer – Winter 2022: Call for Sites and Technical Site Assessment
- Winter 2022 – Spring 2023: Dormington & Mordiford Design Guide
- Summer 22 to now – work ongoing on preparing draft policies and proposals



Next steps:

- Informal consultation on emerging draft policies and site allocations
- Finalise Design Guide
- Finalise Draft Plan
- 6 weeks formal consultation
- Submit to HC

However:

The NDP has to be 'in general conformity' with the strategic policies in the Local Plan.

New Herefordshire Local Plan 2021 – 2041 is being prepared

Draft Plan due to be published in summer 2023

The NDP is following the Local Plan and we will need to update and make adjustments as we go along.

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. Modest development will be designed to be sensitive to its local historic context and landscape characteristics, whilst incorporating high standards of energy and resource efficiency. Overall, the Parish will provide a high quality of life for residents and visitors where the natural environment, built heritage and recreational opportunities are accessible, valued and enjoyed by all. It will be important to utilise local resources; development undertaken by local people living locally using local materials will in turn reduce carbon footprint and importantly, strengthen community spirit and sustain local people's housing needs.

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

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

- **Objective 1.** To conserve and enhance the natural environment by recognising the intrinsic scenic beauty of the Wye Valley AONB and its setting, protecting the Parish's distinctive local landscape character, and taking opportunities to improve biodiversity. (Through NDP Policies DM1, DM2, DM3 and DM4)
- **Objective 2.** To promote high quality and sustainable design in all development so that buildings maximise energy and resource efficiency whilst responding positively to the Group Parish's unique and attractive rural local character and built heritage. (Through NDP Policies DM5 and DM6)
- **Objective 3.** To provide suitable new housing which meets the current and future needs of the Parish in terms of location, scale, house size, affordability and tenure, taking into account flood risk and making it accessible to the whole demographic. (Through NDP Policies DM7, DM8, DM9 and DM13)
- **Objective 4:** To support the Parish's current ageing population and reduce rural poverty. (Through NDP Policies DM7, DM10, DM11 and DM12)
- **Objective 5.** To retain and improve local community facilities in the Parish, and to support the development of a shared use parish/school hall at the expanding local school, Mordiford Primary School. (Through NDP Policies DM9 and DM12 and Parish Council Actions)





- **Objective 6.** To ensure greater accessibility for all by promoting walking and cycling as sustainable, safe and healthy transport and leisure choices and encouraging development to be located close to public transport routes to the City of Hereford and other local employment opportunities wherever possible. (Through NDP Policies DM8, DM9, DM11 and DM12 and Parish Council Actions)
- **Objective 7.** To address fast and unsafe rural roads with no pavements which currently make it difficult to walk or cycle. (Through NDP Policies DM11 and DM12 and Parish Council Actions)
- **Objective 8.** To support appropriate investment in rural enterprises, agriculture and businesses so the Parish remains a thriving working environment with wider opportunities for accessible local employment and training. (Through NDP Policies DM14 and DM15)
- **Objective 9:** To provide a shared working space in the community with a good internet connection which will in turn support the reduction of the parish carbon footprint. (Through NDP Policy DM14).





Draft Policy DM1 Conserving and Enhancing Local Landscape Character

Development proposals should conserve and enhance local landscape character by:

- Using locally appropriate materials such as Herefordshire old red sandstone and traditional red brick in hard landscaping, and including suitable boundary treatments which respond to the local context.
- Demonstrating how siting and design have taken into consideration the Key Views which are described in Figure 3 Key Views and identified on Map 3 Key Views. These make an important contribution to local visual amenity and the neighbourhood area's landscape character. Any development on sites which sit within, or which would be visible in these views should be designed to have a minimal visual impact. Site, scale, use of materials, on-site landscaping and use of natural screening should ensure that the development is not unduly prominent. Development proposals which impact on the key views should be accompanied by a landscape and visual impact assessment.
- Conserving key local landscape features such as hedgerow trees, hedgerows (and in particular ancient hedgerows), traditional orchards, deciduous woodland, ancient woodland and mature trees, and taking opportunities to restore and repair such features where they have been neglected.
- Incorporating designs which follow the guidance for landscaping set out in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 5 Dormington & Mordiford Design Guide Design Principles. Specifically, these are:
 - Design Guideline 02: Settlement Edges;
 - Design Guideline 03: Green Infrastructure and Open Space;
 - Design Guideline 10: Respecting Areas of Local Significance; and
 - Design Guideline 12: Respecting Landscape in Views.



View 1 Bambury Hill from Jokers Hill		View 5 Sunset from Upper Dormington looking towards the West	
View 2 Looking towards Checkley from Jokers Hill		View 6 Mordiford Bridge, the Old Factory and the River Lugg	
View 3 View from Swanton towards Priors Farm		View 7 Mordiford Church Gate House	
View 4 View from Tasear Hill towards Dormington			


View 8 Chewell and Abchurch Hill from Chewell Quarry (nearby access)		View 12 Checkley view from Checkley Barn picnic area	
View 9 Bambury from Upper Dormington Farm			
View 10 The River Wye at Abchurch			
View 11 Upper Dormington Road			

Draft Policy DM2 Local Green Spaces

The following areas as identified on **Map 2 Dormington and Mordiford NDP Policies Map** and the larger scale maps in **Appendix 3** are protected as local green spaces.

- 1 DM2/1 Checkley Barn picnic site
- 2 DM2/2 Swarden Quarry
- 3 DM2/3 Mordiford Green
- 4 DM2/4 Maltings Green
- 5 DM2/5 Lime Kiln Pond Area

Development proposals within the local green spaces will be consistent with national policy for Green Belts.



Draft Policy DM3 Biodiversity

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

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

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

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


Development proposals should also set out how they have addressed the guidelines set out in **Design Guideline 28: Ecology** in the **Dormington & Mordiford Design Guide** and reproduced in **NDP Appendix 5 Dormington & Mordiford Design Guide**.



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

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

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



Draft Policy DM5 Responding to Local Character

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

All proposals will be expected to demonstrate how they have taken the following relevant Design Guidelines as set out in the Dormington & Mordiford Design Guide and reproduced in NDP Appendix 5 Dormington & Mordiford Design Guide Design Principles into account:

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

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



Draft Policy DM6 Sustainable Design

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

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

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

Draft Policy DM7 Housing

New housing development and conversions of existing buildings to provide residential accommodation will be supported **within (define area / villages according to new local plan)** where the proposal clearly demonstrates it will deliver housing which meets local needs

In particular all proposals for new housing development or conversions for residential accommodation should provide one or more of the following house types and sizes.

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

There will be a preference for proposals which deliver affordable home ownership homes or affordable rented housing in the neighbourhood area in accordance with **Herefordshire Local Plan Policy**



Draft Policy DM8 Site Allocations for Market Housing

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

- **Site DM8/1 Sufton Cottage, Sufton Lane, Mordiford (0.65 ha)**
(Site DMNP5 in the Site Options and Assessment Report)
- **Site DM8/2 Fort House, Upper Dormington, HR1 4ED**
(Site DMNP7 in the Site Options and Assessment Report)

Site DM8/1 is identified as a potential Preferred Option Housing Site for up to 10 dwellings.

Development will be supported where:

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



Site DM8/2 is identified as a potential Preferred Option Housing Site for 1 single storey eco-dwelling.

Development will be supported where:

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



Draft Policy DM9 Site Allocation for Rural Exception Housing

Site DM9/1 The Lime Kiln, Hope Springs, Mordiford (Site DMNP6 in the Site Options and Assessment Report) Site DM9/1 is identified as a Rural Exception Site suitable for 5 Affordable Houses subject to Herefordshire Local Plan Core Strategy 2011 – 2031 Policy RA3 – Herefordshire's countryside and Policy H2 Rural Exception Sites and planning conditions.

Development will be supported where:

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



Draft Policy DM10 New Community Hall, Mordiford School

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

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

Draft Policy DM11 Sustainable and Active Travel

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

All development should be accessible to walking, cycling and public transport routes and promote and support green connectivity in line with Design Guideline 04: Access and Movement in the Dormington & Mordiford Design Guide which is reproduced in Appendix 5. In particular development should:

- 1 Be located close to bus stops; and
- 2 Have accessible linkages to existing pedestrian and cycle routes in the area including to local community facilities, the countryside, the City of Hereford and Rotherwas Industrial Estate; and
- 3 Provide suitable and secure storage provision for bicycles; and
- 4 Include external electric charging points for bicycles and cars (see Design Guideline 17: Electric Vehicle Charging Points in the Dormington & Mordiford Design Guide, reproduced in Appendix 5).



Draft Policy DM12 Local Infrastructure and Developer Contributions

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

Such improvements could include, for example,

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

Draft Policy DM3 Flooding, Wastewater and Sewerage

1 Flood Resilience

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

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

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

A. Surface Water

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SuDS) should be implemented wherever possible in line with Design Guidelines 10: Water Management (SuDS) and Design Guideline 10: Permeable Paving in the Dormington & Mordiford Design Guide which is reproduced in Appendix 5.

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

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

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

A. Wastewater and Sewerage

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

New development in Mordiford which relies on the Waste Water Treatment Works (WWTW) will only be supported where the capacity of existing sewerage works and any other drainage is sufficient, or where the WWTW have been sufficiently upgraded to support new development and



Draft Policy DM14 Rural Enterprise

Proposals for rural diversification schemes will be supported where they strengthen the local economy by providing small-scale flexible business accommodation or meeting space appropriate to the rural area. All such proposals should:

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



Draft Policy DM15 Community Energy Schemes

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



Informal Consultation

We need to know your thoughts on the planning policies and proposed site allocations in the Draft Plan and the Dormington & Mordiford Design Guide.

Please complete the questionnaire.

And return it to the Parish Council by Friday 28th July 2023

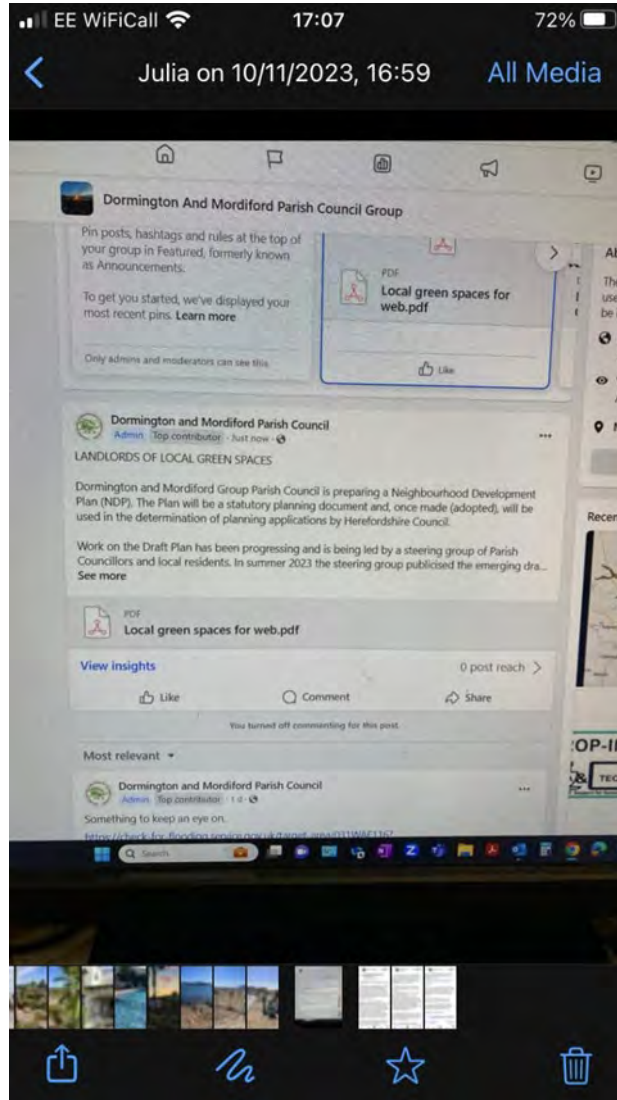
And then we can look at all the responses and finalise the Draft Plan.

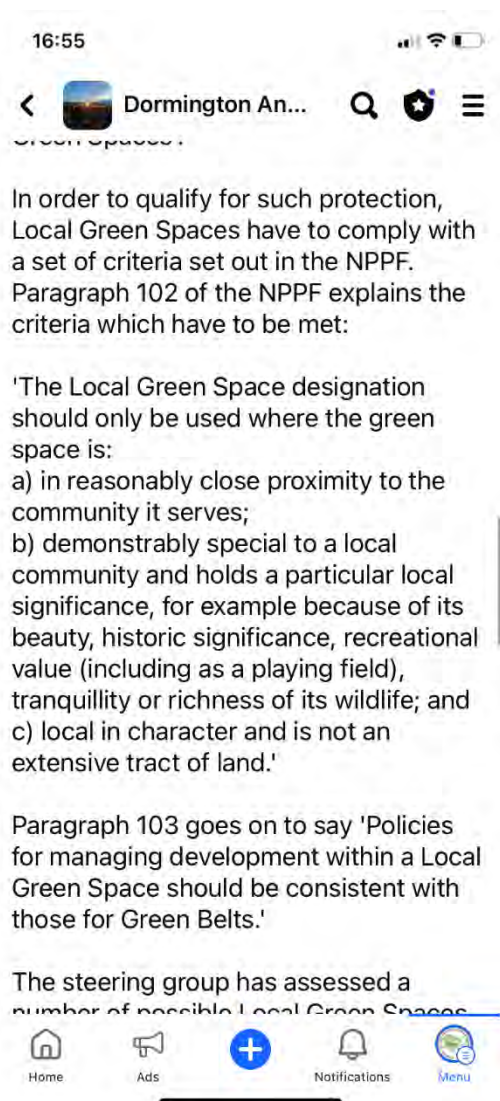
Thank you!

Appendix 6: Local Green Spaces

Copies of Publicity

Copies of Facebook Pages







Copy of Letter / Email to Landowners

Subject: Dormington and Mordiford Parish - Neighbourhood Development Plan - local green spaces - landowner consultation – INSERT LGS

To whom it may concern:

Dormington and Mordiford Group Neighbourhood Plan - Local Green Spaces

As you may be aware, Dormington and Mordiford Group Parish Council is preparing a Neighbourhood Development Plan (NDP). The Plan will be a statutory planning document and, once made (adopted), will be used in the determination of planning applications by Herefordshire Council.

Work on the Draft Plan has been progressing and is being led by a steering group of Parish Councillors and local residents. In summer 2023 the steering group publicised the emerging draft plan and design guidelines for informal consultation, and this included asking residents about important open spaces which they value in the Group Parish.

The National Planning Policy Framework (NPPF) September 2023 allows local communities to protect from development important small scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 102 of the NPPF explains the criteria which have to be met:

'The Local Green Space designation should only be used where the green space is:
a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and is not an extensive tract of land.'

Paragraph 103 goes on to say *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

The steering group has assessed a number of possible Local Green Spaces against these criteria and those that are considered to meet the NPPF criteria are:

- Checkley Barn Picnic Site (Checkley)
- Swardon Quarry (Checkley)
- Mordiford Green (Mordiford)
- Lime Kiln Pond Area (Hope Springs, Mordiford)
- Checkley Common (Checkley)
- Churchyards (St Peter's Dormington, and Holy Rood, Mordiford)
- **Allotments and play area (Shepherds Orchard, Mordiford - HR1 4FD)**
- Maltings Green (Dormington)

Click here for the [Table of Local Green Spaces](https://dormingtonmordifordgroup-pc.gov.uk/) and more information on our website: <https://dormingtonmordifordgroup-pc.gov.uk/>

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments, before the list is finalised in the Draft Plan.

I would be grateful if you would respond by 6th December 2024.

It is hoped that the Draft Plan will be completed and published for 6 weeks' formal consultation in early 2024.

Yours sincerely

XX
Vice Chair Parish Council,
Member of NDP Steering Group

Copy of Landowner's Response

Dear XX

Thank you for sending me the NDP consultation on local green spaces.

My observation, in relation to Checkley Common and common land in general, is that commons are protected by their obscure nature, and the ancient manner in which they were formed.

As you will see from the cut and paste below from The Guardian newspaper of 8th October 2023, the Labour Party is considering relaxing housing development restrictions on green belt land. This is to help accommodate the high demand for housing in many parts of the country, largely due to net immigration now running at more than 600,000 people as of last year, and at the rate of about 300,000 per year for the past 20 years or so.

Putting an area of common land in the same legal designation as a national planning policy, which fluctuates with each change of wind in Westminster, is to introduce a guard who might turn out to have no loyalty to the neighbourhood.

If the common is designated as part of the National Planning Policy Framework (NPPF), then it will be no good lobbying Herefordshire Council: it will be just as powerless as the residents of Checkley.

Kind regards

Appendix 7: Regulation 14 Public Consultation Publicity

Screenshots of Parish Council website

The screenshot displays the website interface for the Dormington & Mordiford Group Parish Council. The top navigation bar includes links for Home, Council Business, Neighbourhood Development Plan, Planning Applications, Environment, and The Parish. The main content area features a light blue background with the following text:

DORMINGTON & MORDIFORD GROUP PARISH COUNCIL

Invite all Public and Press to a

a Parish Council Meeting

ON Thursday 15th February 2024 at 7.00PM

TO BE HELD AT MORDIFORD SCHOOL, HEREFORD HR1 4LW

Please click [here](#) for a pdf of the February Agenda

[Click here for accessible version of February Agenda](#)

[Click here for Draft Minutes January 18th](#)

NDP: NOTICE OF COMMENCEMENT OF REGULATION 14 CONSULTATION

The Dormington and Mordiford Draft Neighbourhood Plan (NDP)

commenced on 29th January 2024. It will be open for 6 weeks formal consultation, and end on Monday 11th March 2024 at 5pm

Please click [here](#) for further information including the response process and forms.

A public meeting of the NDP Steering Group

Will be held by Zoom on 8 February 2024 from 7.30

Join Zoom Meeting
<https://us04web.zoom.us/j/74247561210?pwd=qhm89KAB17DB5FFTP9ddtJiKPHufY0.1>

Meeting ID: 742 4756 1210
Passcode: 2amBSQ

The screenshot shows the website for Dormington & Mordiford Group Parish Council. The header includes navigation links: Home, Council Business, Neighbourhood Development Plan, Planning Applications, Environment, The Parish, and Contact. A search bar is located in the top right. The main content area features the council's coat of arms and logo, followed by a call to action: "We want to hear from you and want you to get involved. Have your say in the [Your Comments](#) page." Below this is a blue box announcing a Parish Council Meeting on Thursday 15th February 2024 at 7.00PM at Mordiford School. Further down, there are links for the January Agenda, accessible version of the January Agenda, and Draft Minutes for January 18th. The central focus is the NDP: Notice of Commencement of Regulation 14 Consultation, which will be published for 6 weeks formal consultation. A public meeting of the NDP Steering Group is scheduled for 8 February 2024 via Zoom. At the bottom, there are buttons for Agenda, Minutes, and Latest Draft Minutes. On the right side, there is a subscription form and an "All Planning Applications" button.

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

Search ...

Live locally? Want to know what's going on? Then subscribe to our update service. — It's FREE!

E-mail *

Subscribe

Upcoming Events

There are no upcoming events.

View Calendar →

All Planning Applications

DORMINGTON & MORDIFORD GROUP PARISH COUNCIL

Invite all Public and Press to a

a Parish Council Meeting

ON Thursday 15th February 2024 at 7.00PM

TO BE HELD AT MORDIFORD SCHOOL, HEREFORD HR1 4LW

Please click [here](#) for a pdf of the January Agenda

[Click here](#) for accessible version of January Agenda

[Click here](#) for Draft Minutes January 18th

NDP: NOTICE OF COMMENCEMENT OF REGULATION 14 CONSULTATION

The Dormington and Mordiford Draft Neighbourhood Plan (NDP)

will shortly be published for 6 weeks formal consultation.

Once this goes live, please [click here](#) for further information including the response process and forms.

A public meeting of the NDP Steering Group

Will be held by Zoom on 8 February 2024 – please [click here](#) for the Meeting Notice January 2024

Click here for the [January NDP meeting agenda 11 01 2024](#) or for further information

PLEASE EMAIL THE CLERK.

[Email»](#)

→ Agenda

→ Minutes

→ Latest Draft Minutes

dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/

Home Council Business Neighbourhood Development Plan Planning Applications Environment The Parish Contact

NDP – REGULATION 14 CONSULTATION


January 2024

The Dormington and Mordiford Draft Neighbourhood Development Plan is published for formal consultation from Monday 29th January 2024 until 5pm Monday 11th March 2024.

This web page contains the documents relevant to the Regulation 14 Neighbourhood Development Plan consultation

There have been several other consultations to get us to this point: the vision and objectives consultation, the housing needs survey in March 2023, and the informal consultation in June 2023.

We obtained grant funding for an independent planning consultant, for an independent technical assessment of sites that had been submitted by landowners (i.e. whether they are suitable in principle for development for housing); and for design guidance in the Group Parish, to provide a design standard for new houses and conversions and other development. The grant also covered printing, advertising and postage.



The sites deemed by the independent consultants to be most suitable are included in the **Regulation 14 Plan**, as are important local green spaces, buildings of historic interest, and a selection of our beautiful views, and some of our local history. **The Design Guide** is also part of the consultation, but is quite large, so we have two versions of the Draft Plan – one which contains both the Plan and Design Guide, and the other is just the Regulation 14 Draft Plan. [Click here to read about and view the Design Guide](#) as a separate document.

Consultation process:

We would like to hear your views on the Draft Plan before we submit it to Herefordshire Council. The consultation begins on 29th January and ends on 11th March at 5pm. You can take part in the following ways:

Please could you:

1. **View the documents carefully** – they are large documents so you may not wish to print them. [You will need a pdf viewer to view them. If you don't already have it, you can download Adobe pdf reader for free here: <https://www.adobe.com/uk/acrobat/pdf-reader.html>]
 - [Click here for Reg 14 Draft Plan without Design Guide Appendix](#) (8MB)
 - [Click here for Reg 14 Draft Plan with Design Guide Appendix](#) (22MB)
2. **Print and complete the consultation response form:** [click here](#) to return by post to: Dormington & Mordiford NDP, PO Box 437, HEREFORD HR1 9US

OR

- Complete the online consultation response form (an editable Word form) by [clicking here](#) – save it once complete and email it to the Clerk@dormingtonmordifordgroup-pc.gov.uk OR
- Visit the drop-in event being held at **Mordiford School on Tuesday 5th March from 6.30-8pm**, to view the documents, **collect a form** and return it to the School (a box in the foyer); **or**
- Visit Checkley Church or St Peter's Dormington Church, to view the documents, collect and complete a form, and return it to the post box in the church foyer **or**
- Copies of the documents are also available for viewing at the Moon Inn at Mordiford, with hard copies of the form available on application to Clerk@dormingtonmordifordgroup-pc.gov.uk.

Upcoming Events

There are no upcoming events.

[Add](#) [View Calendar](#)

Recent Posts

- [NDP Housing needs survey March 2023 and analysis report](#) 12th June 2023
- [Agenda – 30th September 2022](#) 2nd October 2022
- [DMGPC September Meeting](#) 15th September 2022
- [NDP Update – July 2022](#) 29th July 2022
- [AGENDA 21st July 2022](#) 15th July 2022

Next steps:

As well as householders, Statutory bodies such as Historic England, Natural England, Environment Agency and Herefordshire Primary Care Trust, as well as local organisations and groups are also invited to comment on the Draft Plan during the consultation period.



Once the public consultation has ended (11 March 2024) the plan may need to be amended

Once the public consultation has ended (11 March 2024) the plan may need to be amended depending on your feedback and that of the statutory consultees.

The Plan will be submitted to Herefordshire Council and then published for a further 6 weeks consultation before proceeding to an independent examination and eventually a local referendum.

By the 29th January:

- Each household in the Group Parish should have received a postcard with details of the consultation, how to view documents, attend the drop-in, comment and return comments. To view the postcard, please [click here](#).
- Statutory and other relevant consultees should have received the following letter with similar details. To view the letter, please [click here](#)
- Posters have been posted onto Parish Council noticeboards. To view the poster, please [click here](#)

Environmental impacts – SEA and HRA

The environmental impacts of the draft plan on local environmental assets, and in particular any which might impact on the River Wye and Lugg, have been considered by

Herefordshire Council in two reports which may be viewed or downloaded here. This consideration is a fundamental part of the NDP.

- [Click here for the Environmental report prepared by Herefordshire Council](#) – this assessment looks at the positive and negative environmental issues that the plan might have on local environmental assets.
- [Click here for Appropriate Assessment prepared by Herefordshire Council](#) – This report considers the adverse effects on the integrity of the River Wye (including the River Lugg) SAC.

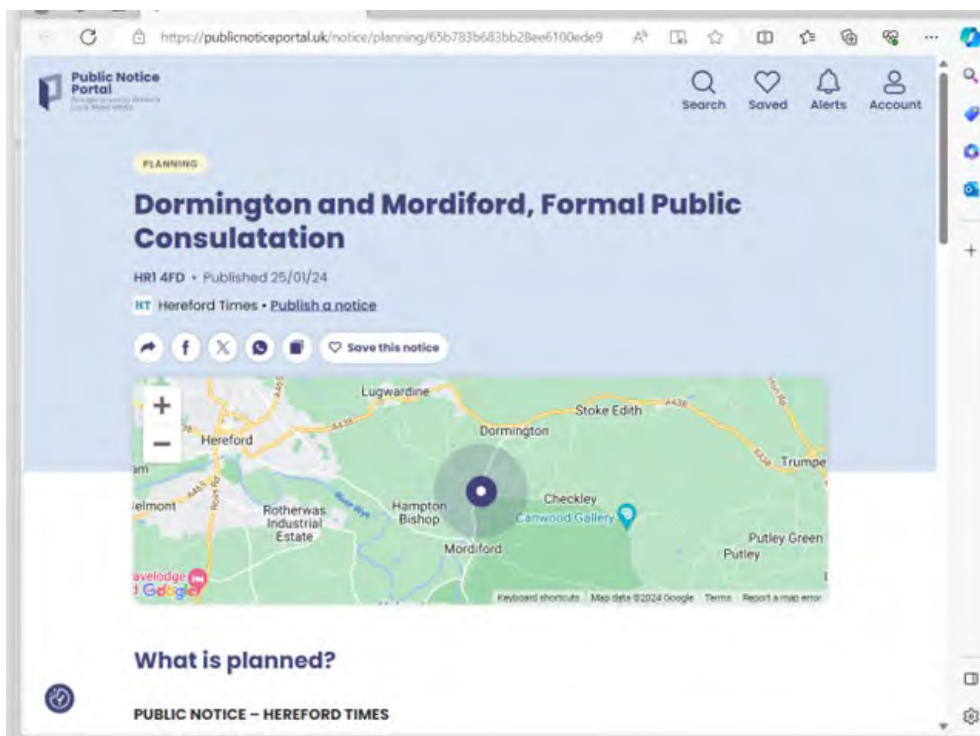
Watch this space!

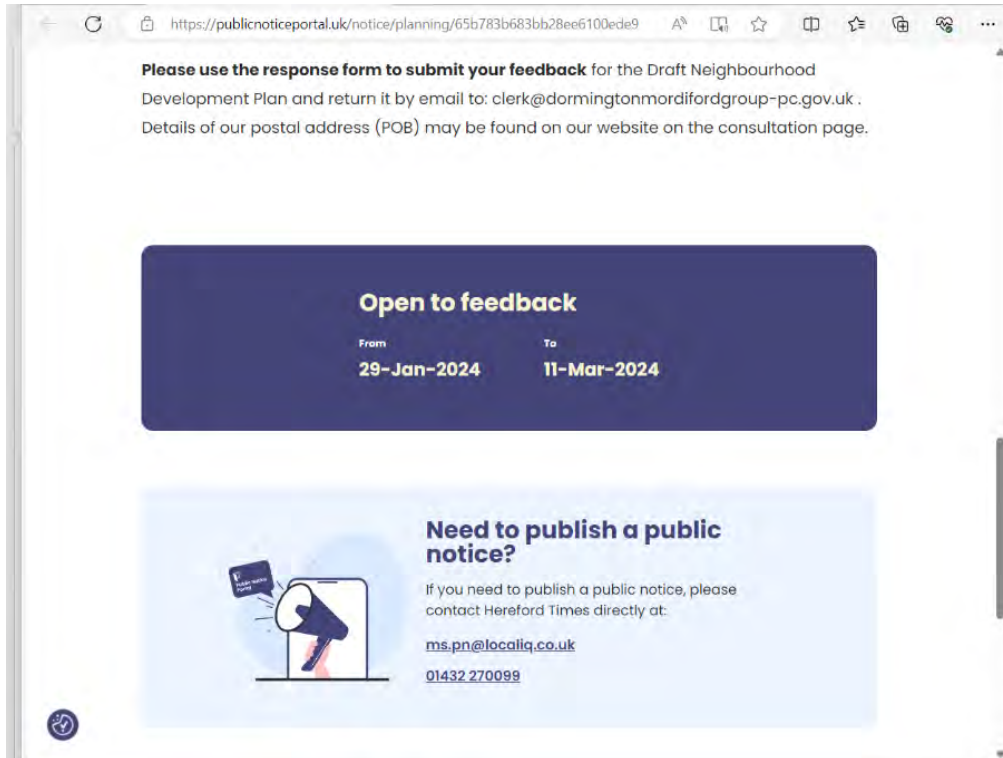
Parish Council Minutes

Search this website

Live locally? Want to know what's going on? Then subscribe to our update service. — It's FREE!

Notice on Planning Portal





The screenshot shows a web browser window with the URL <https://publicnoticeportal.uk/notice/planning/65b783b683bb28ee6100ede9>. The page content includes:

Please use the response form to submit your feedback for the Draft Neighbourhood Development Plan and return it by email to: clerk@dormingtonmordifordgroup-pc.gov.uk. Details of our postal address (POB) may be found on our website on the consultation page.

Open to feedback

From **29-Jan-2024** To **11-Mar-2024**

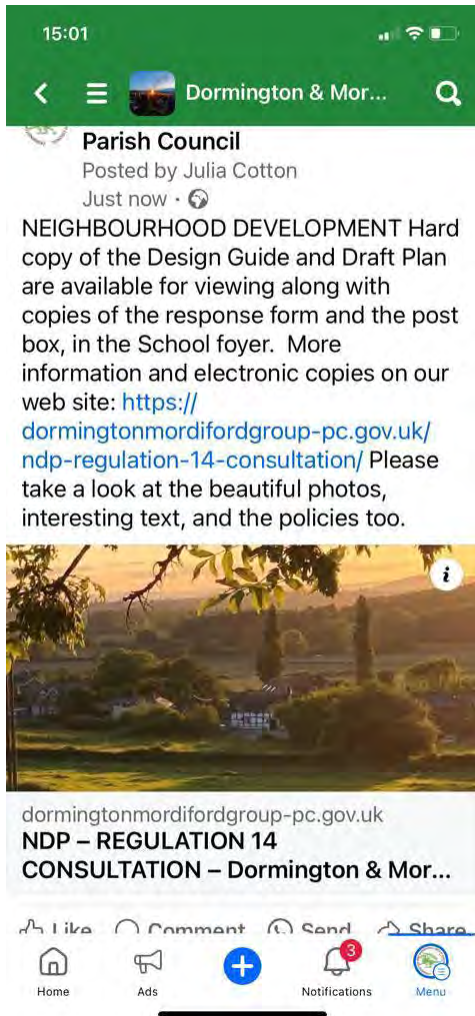
Need to publish a public notice?

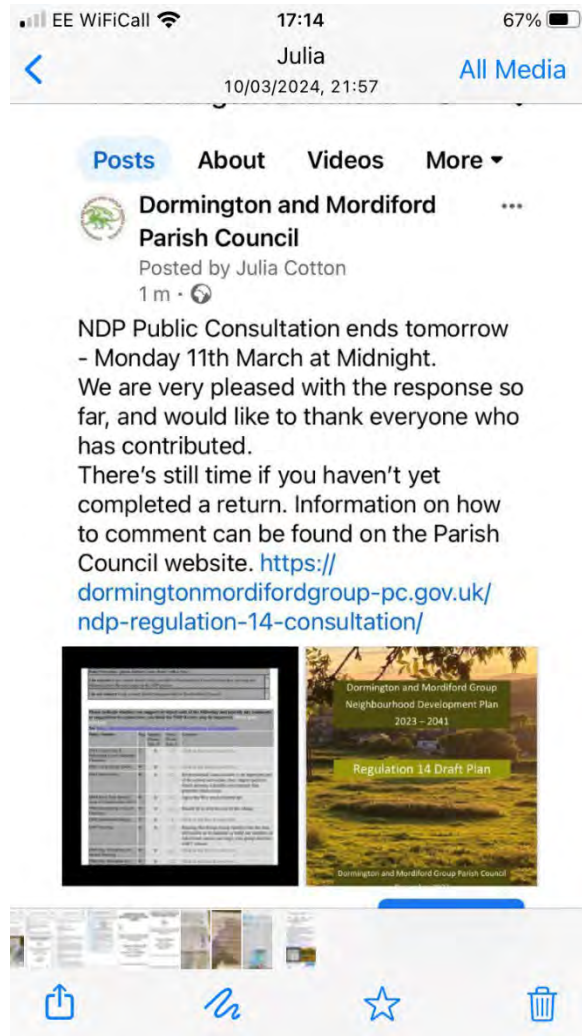
If you need to publish a public notice, please contact Hereford Times directly at:

ms.pn@localiq.co.uk
[01432 270099](tel:01432270099)

The page also features an illustration of a hand holding a megaphone next to a speech bubble that says 'Public Notice Here'.

Copies of Social Media Posts (Facebook)





Copy of Notice in Herefordshire Times



PLANNING

PUBLIC NOTICE - HEREFORD TIMES

DORMINGTON & MORDIFORD GROUP PARISH COUNCIL

Notification of Formal Public Consultation on the Dormington and Mordiford Group Parish Draft Neighbourhood Development Plan (NDP) (Regulation 14 Planning (General) Regulations 2012 (as amended))

Dormington and Mordiford Parish Council have published their Draft Neighbourhood Development Plan (NDP) for formal consultation.

The Draft Plan and all relevant supporting documents and the response form can be viewed and downloaded from the NDP pages of the Parish Council's website: <https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>

The consultation period runs for 6 weeks from 29th January 2024 until Sat 11th March 2024.

Hard copies of the Draft Plan can be viewed in the following locations at normal opening times:

- The Moon Inn Mordiford
- St Peter Church, Dormington or
- St Nicholas Church, Checkley.

A Drop In event from 6.30 - 8 pm on **Tuesday March 5th 2024 at Mordiford School**

Electronic copies of the Draft Plan and response form are available to view or download from: <https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>

The Parish Council welcomes comments by email or in writing. Please use the response form to submit your feedback for the Draft Neighbourhood Development Plan and return it by email to: clerk@dormingtonmordifordgroup-pc.gov.uk or by post to: Dormington, Mordiford NDP, PO Box 437, Hereford HR1 8US.

TRAFFIC & Roads

Department for Transport

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State has made the following...

Highways Act 1980

Public Path

The above order under Section 26 create that length Parish of King a running from OS to OS Grid Refere Confirmation of the confirmation District Council F Public Path

Highways Act 1980

Public Path

The above order under Section 26 extinguish that the Parish of K Reference SO- SO 4255 5057. Confirmation of the confirmatio District Council Public Path Cr

Copies of the statement ma Bluschool W HR1 2AN dur are also avai www.herefordshire.gov.uk



Queries to L Herefordshire 383661, or b 90W.uk.

Representati must be max Manager, H Hereford, H herefordshir D541 and st later than 2: be made as

If no such duly made. Council ma orders. If B

Copy of Notice in Church Parish Magazine



 **DORMINGTON & MORDIFORD GROUP PARISH COUNCIL** 

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Please use the response form to submit your feedback for the Draft Neighbourhood Development Plan and return it by email to: slerk@dormingtonmordifordgroup-pc.gov.uk

FILMS: Flicks in the Sticks
HR1 4FX Flicks at Lady Emily Hall, Tarrington (HR1 4FX)
STICKS:

For further information please contact: John Tollis on 01432 890720 or ladyemilyhall@gmail.com

Borderlines Entry - Adults £5.50, U-16 and Film Club £3.00. Film Club annual subscription £25.
Payment can be made on the door by card / cash, via Arts Alive on-line or via Courtyard by phone.

BORDERLINES Film Festival (Note corrected showing dates)

Sat. 2nd March 7:30 pm Stop Making Sense (PG)

This 1984 film was directed by renowned filmmaker Jonathan Demme and is considered by critics as the greatest concert film of all time. The live performance was shot over the course of three nights at Hollywood's Pantages Theater in December of 1983 and features Talking Heads' most memorable songs.

Sat. 9th March 7:30 pm Tish (15)

A moving portrait of social documentary photographer and trailblazer Tish Murtha, who dedicated her life to documenting the lives of working-class communities in North-East England. The film is a journey of exploration for Ella Murtha as both daughter and custodian of the Tish Murtha archive.

Sat. 16th March 7 pm (NB earlier start time - 2.5 Hr Film) Anatomy of a Fall (15)

A gripping psychological thriller, the story begins when Samuel is found dead in the snow...

Copy of Poster

NEIGHBOURHOOD DEVELOPMENT PLAN

CONSULTATION

JANUARY 29TH—5PM MARCH
11TH 2024

<https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>

Hard copies of the Draft Plan can be viewed at normal opening times:
The Moon Inn Mordiford
St Peter's Church, Dormington or St Nicholas Church, Checkley
A Drop In event from 6.30 - 8 pm on Tuesday March 5th 2024 at
Mordiford School

Obtain a response form at the same time or request one from
clerk@dormingtonmordifordgroup-pc.gov.uk

Return completed response forms to the Clerk's email or in the special reply boxes in
the churches, pub, and school or by post to
Dormington & Mordiford NDP, PO Box 437, HEREFORD HR1 9US

Copy of Formal Notice

PUBLIC NOTICE – HEREFORD TIMES



DORMINGTON & MORDIFORD GROUP PARISH COUNCIL



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Copy of Postcard for Local Residents



Dear Occupier,
The NDP Consultation process begins 29th January and ends at 5pm 11th March 2024

The original draft plan was amended after the informal consultation of last year. Now we would like to hear your views on the revised Draft Plan before it is submitted to Herefordshire Council - please either:

- Visit the Parish Council web page (weblink or QR code overleaf); and there view the Draft Plan, and consultation form. Please return the forms with your comments via the drop-in boxes located at the School, churches or by email to: clerk@dormingtonmordifordgroup-pc.gov.uk
- You can also visit the drop-in event at Mordiford School: on Tuesday 5th March from 6.30-8pm. There you can view documents, collect a feedback form and return it via the NDP box in the foyer;
- Copies of the documents and feedback form are also available for viewing at The Moon Inn Mordiford.
- Documents and forms as well as an NDP post box will also be available in the foyers of St Nicholas Church Checkley or St Peter's Church Dormington.

The plan and form are also available on application to clerk@dormingtonmordifordgroup-pc.gov.uk.

You can also post your feedback forms to Dormington & Mordiford NDP, PO Box 437, HEREFORD HR1 9US

Feedback will help ensure the plan reflects your Parish needs and opinions. Thank you!

Copy of Letter / Email to Consultation Bodies and Other Groups



DORMINGTON & MORDIFORD GROUP PARISH COUNCIL



Dear Consultee

Notification of Formal Public Consultation on the Dormington and Mordiford Group Parish Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))

I am writing to advise you that the Dormington and Mordiford Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Dormington and Mordiford Group Parish Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Development Plan Steering Group on behalf of Dormington and Mordiford Group Parish Council. The Draft Plan has been informed by the responses to the informal public consultation on the emerging Draft Plan which took place in Spring 2023 and is underpinned by a technical evidence base including site assessments of proposed housing sites and a design guide. The Draft Plan and all relevant supporting documents and the response form can be viewed and downloaded from the various NDP pages of the Parish Council's website <https://dormingtonmordifordgroup-pc.gov.uk/ndp/>

The consultation period runs for 6 weeks from 29th January 2024 until 5pm 11th March 2024.

Hard copies of the Draft Neighbourhood Plan can be viewed in the following locations at normal opening times:

- The Moon Inn Mordiford
- St Peter Church, Dormington or
- St Nicholas Church, Checkley.
- A Drop in event from 6.30 - 8 pm on **Tuesday March 5th 2024 at Mordiford School**

Electronic copies of the Draft Neighbourhood Plan and response form are available to view or download from:

<https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>

At the Drop In event on March 5th you will have the opportunity to talk to our Planning Consultant and to members of the NDP Steering Group, view copies of the draft Development Plan and provide any feedback on the response form provided.

A Response Form can also be downloaded from the Parish Council website (link as above,) or by request to clerk@dormingtonmordifordgroup-pc.gov.uk.

The Parish Council also welcomes comments by email or in writing. We encourage you to submit your feedback for the Draft Neighbourhood Development Plan as follows:

- email: clerk@dormingtonmordifordgroup-pc.gov.uk
- Post to Dormington & Mordiford NDP, PO Box 437, Hereford HR1 9US or
- Via the special reply boxes located at:
 - Mordiford School
 - The Moon Inn Mordiford
 - St Peter Church, Dormington or
 - St Nicholas Church, Checkley.

Page 1 of 2



DORMINGTON & MORDIFORD GROUP PARISH COUNCIL



Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Herefordshire Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Herefordshire Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Herefordshire Council.

If you respond using the Response Form there is a box to tick to indicate your consent to processing of your personal details. If you respond by email or letter please indicate that you consent for your personal details being provided to Herefordshire Council to enable them to perform their duties.

If you require any further information, please contact clerk@dormingtonmordifordgroup-pc.gov.uk at the PO box address provided above.

Yours sincerely,

Councillor Mike Jones


Chair Dormington & Mordiford Group Parish Council

January 2024



<https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>


Copy of Response Form



DORMINGTON & MORDIFORD GROUP PARISH COUNCIL

Draft Neighbourhood Development Plan (NDP)
Public Consultation 29th January 2024 until 5pm 11th March 2024

Response Form



Name				
Organisation (if relevant)				
Address				
Email				
Tel. No.				
Data Protection - please indicate your choice with a tick v				
I do consent to my contact details being provided to Herefordshire Council so that they can keep me informed about the next stages in the NDP process.			<input type="checkbox"/>	
I do not consent to my contact details being provided to Herefordshire Council.			<input type="checkbox"/>	
Please indicate whether you support or object each of the following and provide any comments or suggestions to explain how you think the NDP Review may be improved (More space overleaf) See https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/				
Policy Number	Page	Support (Please Tick v)	Object (Please Tick v)	Comment
DM1 Conserving & Enhancing Local Landscape Character	37			
DM2 Local Green Spaces	44			
DM3 Biodiversity	46			
DM4 River Wye Special Area of Conservation (SAC)	48			
DM5 Responding to Local Character	54			
DM6 Sustainable Design	55			
DM7 Housing	61			
DM8 Site Allocations for Market Housing	64			
DM9 Site Allocation for Rural Exception Housing	68			
DM10 New Community Hall, Mordiford School	71			
DM11 Sustainable & Active Travel	73			
DM12 Local Infrastructure & Developer Contributions	74			
DM13 Flooding, Wastewater and Sewerage	77			
DM14 Rural Enterprise	81			
DM15 Community Energy Schemes				



<https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/>

Please use the box below if you have any further comments – please give policy or page reference

Please note that there is a drop-in event at Mordiford School on 5th March from 6.30pm to 8pm where you may view documents and speak with the Planning Consultant and Steering Group.

Please return this form by 5pm 11th March 2024

- Post: "Dormington and Mordiford Group Parish Council NDP" **PO Box xxxxxx**
- Email: clerk@dormingtonmordifordgroup-pc.gov.uk
- Drop your completed form into one of the special reply boxes located at:
 - o Mordiford School
 - o The Moon Public House
 - o Dormington Church
 - o Checkley Church.

Thank you for your time and interest

Photos of Boxes of Hard Copies





Appendix 8: List of Consultation Bodies and Other Groups Contacted

CPRE

Diocese of Hereford

Welsh Water

Welsh Water

Environment Agency

Environment Agency

Education Funding Agency

Herefordshire Wildlife Trust

Herefordshire Primary Care Trust

Highways England

Historic England

Homes England

National Grid

National Trust

Natural England

Natural Resources Wales

Network Rail (West)

Severn Trent Water

The Coal Authority

Woodland Trust

Sufton Estates Office

Fownhope Rectory

Mordiford CE Primary School

Stoke Edith Estate Office

Claston Farm

Mordiford Dragons

Larport Solar Farm, Conrad Energy

St Peters Church, Dormington

Fownhope Church

Holy Rood Church, Mordiford

St Nicholas Church, Checkley

Woolhope Church

The Moon Inn at Mordiford

Woolhope Parish council

Hampton Bishop Parish council

Bartestree and Lugwardine Parish council

Tarrington Parish Coouncil

Fownhope Parish Council

Weston Beggard Parish Council

Wye Valley AONB

Woolhope Dome Environmental Trust,

Perton Quarry,

Forestry England.

Farm Herefordshire

NFU

Herefordshire Green Network

Wye Usk foundation

Appendix 9: Regulation 14 Consultation Tables

Dormington and Mordiford Group Draft Neighbourhood Development Plan

Regulation 14 Consultation 29th January 2024 – 11th March 2024

Table 1 Herefordshire Council Consultation Responses

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Service Providers responses – March 2024	All			Comment	Please find attached comments from a number of Herefordshire Council service providers to the Draft Dormington and Mordiford Group Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.	Noted.	No change
Planning Services	All			Comment	Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.	Noted.	No change
1) Neighbourhood Planning	All			Comment	In line comments from housing (see below) any inclusion of an eligibility criteria will need to be in line with the Council's eligibility	Noted.	No change

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					criteria. Overall it appears the plan is in general conformity with the Local Plan Core Strategy. The plan is structured and written well, and the objectives and policies set out are clear.		
2) Strategic Policy	All			Comment	Overall, the plan is in general conformity with the Local Plan Core Strategy. There are comments on policy wording for your reference contained in in the Full conformity table which can be found in appendix 1.	Noted.	No change
3) Development Management 3.1			Draft Policy DM8/2	Comment	The allocation for a single dwelling at this location feels arbitrary and does not relate to a settlement currently designated in the Core Strategy and is even less likely to be under the new settlement hierarchy. This notwithstanding, one assumes that there is an expectation for the eco-credentials of the proposed dwelling to be a significant consideration. It is not clear what is meant by an eco-home and I feel this needs to be defined if this allocation is brought forward on further drafts of the NDP.	Accepted. The site allocation could be strengthened by adding a criteria which sets out a standard such as 'passivhaus or equivalent'.	Amend NDP Amend Site DM8/2 Fort House. Add the following criteria: <u>'The development meets the requirements of Passivhaus standard or equivalent standard.'</u> Insert link to Passivhaus website: https://www.passivhaustrust.org.uk/
3.2			Draft Policy DM8/3	Comment	Although there has been no pre-application advice offered on this site, it is a highly sensitive one.	Accepted.	Amend NDP. Delete site DM8/3.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>There is inherent flexibility in the "up to 3" wording of the policy and I would just want to establish whether the potential delivery of only a single dwelling would impact on the overall requirement for housing delivery in the Plan period?</p>	<p>Following further discussions with HC and in recognition of the site's sensitivity and minimal contribution of a single dwelling to the overall housing requirement, the SG agreed to delete the site allocation from the submission plan.</p>	
3.3			Draft Policy DM9		<p>Serious concerns about the suitability of this site to accommodate housing. I would recommend discussing this with colleagues in Housing in terms of suitability. Better options for this much needed provision would be at Sufton Rise/Shepherds Orchard.</p>	<p>Not accepted.</p> <p>Following further consideration and discussions with HC, the SG decided to retain the site in the submission NDP. The site is considered part of the settlement of Mordiford and is within an accessible distance of the school, pub and bus stops. There is need for more affordable housing locally as evidenced in the parish housing needs survey. The site is an eyesore and would benefit from development of well-designed housing.</p>	No change.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
4) Environmental Health (Environmental Protection – noise) 4.1	All			No comment	None received.	Noted.	No change.
Environmental Health (Environmental Protection –air, land, water protection contaminated land) 4.2			DM8 DM9/1	Comment	Following review of Ordnance survey historical plans, I would advise the following in table below regarding the sites identified in Draft Policy DM8 (Site Allocations for Market Housing) and site DM9/1 identified as a Rural Exception Site all indicated in orange on the maps provided in the NDP.	Noted.	No change.
4.3	64 - 66		Draft Policy DM8 Site Allocations for Market Housing		All 3 sites historically been used as orchards. As a result orchards sites can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination Any development on these sites should consider potential for contamination.	Noted. This will be addressed as part of the development management process. The PC should inform the landowners about these comments.	No change.
4.4	68		DM9 Site Allocation for Rural Exception Housing		Historical maps indicate this site has had the following potentially contaminative uses associated with the site;	Noted. This will be addressed as part of the development management process.	No change.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<ul style="list-style-type: none"> • Maps from 1891 indicate some of the site was formerly used for General Quarrying • Maps from 1891 indicate the site was associated with Cement, lime & plaster products manufacture. • Maps indicate the subject site is approximately 100m east of a former landfill site (known as Bagpipers Tump) <p>Any development on these sites should consider potential for contamination.</p>	The PC should inform the landowners about these comments.	
4.5			DM8 DM9	Comment	Any future redevelopment of the sites would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:	Noted. These comments are detailed matters and should be addressed as part of the development management process as and when any planning applications are submitted.	No change.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p> <p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</p> <p>c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing. The Remediation Scheme shall include consideration of and</p>		

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval. Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning</p>		

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Authority in advance of works being undertaken. Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.</p> <p>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with. Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.</p> <p>General comments: Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to</p>		

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p>		

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					These comments are provided on the basis that any other developments would be subject to application through the normal planning process.		
5) Transportation and Highways 5.1		Para. 5.2.12		Comment	Whilst it is understood that car parking should not dominate parking courts tucked behind buildings, they should be not discouraged as they encourage residents to just park on the street outside their house as it is more convenient.	Noted.	No change.
5.2	Page 64			Comment	Access is via a narrow single track country lane therefore in order to sustain 10 dwellings measures such as passing places (if possible) should be considered. Is this site in conflict with Draft Policy DM11 (page 73)?	Noted. The site is not in conflict with Policy DM11 as there are bus stops close by on the main road to Mordiford (B4224) and a PROW to the south of the site.	Amend NDP. Amend DM8/1 Criterion A: Suitable and safe vehicular and pedestrian access is provided, ' <u>including the provision of passing places on Sufton Lane.</u> '
5.3	Page 65			Comment	Any retained hedgerow/trees would have to be out of the access visibility splays.	Noted.	Amend NDP. Amend DM8/2 Fort House criterion B: B. The existing access is upgraded to provide suitable shared vehicular, cycle and pedestrian access whilst retaining hedgerows and mature

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							trees wherever possible <u>subject to visibility splays</u> ;
5.4				General comments:	Development should be designed in accordance with our Highways Design Guide for New Development.	Accepted. Insert reference in supporting text to HDG.	Amend NDP. Add in new paragraph on p73, after para 5.4.20 and renumber others: <u>'In addition, development should be designed in accordance with the Herefordshire Council Highways Design Guide for New Development.'</u> Insert link / reference: https://www.herefordshire.gov.uk/downloads/download/585/highways_and_new_development
5.5				General comments:	Development should be encouraged to have an active frontage and not be hidden behind hedges/planting. This allows drivers to realise that they are entering a new environment and they will naturally slow their speed.	Accepted.	Amend NDP. Amend Policy DM11: Insert additional text at the end: <u>'In addition, development should have an active</u>

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							<u>frontage and not be screened by hedges or planting schemes in order to promote driver awareness and reduced traffic speeds.</u>
6) Housing 6.1		Para 5.3.4		Comment	The parish council refer to Homes and Communities, which has been superseded by Homes England. For the purpose of clarity it is advisable to amend any references Homes and communities to Homes England.	Noted.	Amend NDP. <u>Find all references to 'Homes and Communities' and replace with 'Homes England'</u>
6.2			Appendix 5 (Local connection criteria)	Comment	This is in direct conflict with the Herefordshire Council Local Connection Criteria that is within the council's S106's and Affordable Housing Supplementary Planning Document. The local connection criteria set by the council is in conformity with national housing legislation. Can I suggest that the parish council review their local connection criteria?	Accepted.	Amend NDP. Delete Appendix 5.
6.3			DM7 Housing	Comment	With regards to the threshold requirement for affordable housing, this currently stands at 10 units or more. However, in AONB in which Mordiford sits, this can be reduced to a threshold of 5	Accepted. Refer to Table 2 comments from Wye Valley AONB.	Policy amended in line with AONB comments. No further change.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					units or more. This maybe something the parish council may wish to review/pursue. The result of this would mean that they would achieve affordable housing on sites of ten units or less.	This would impact on Site DM8/1 Fort House as it lies within the boundary of Wye Valley National Landscape.	
7) Landscape/ Conservation/ Archaeology							
7.1 Building Conservation					– none received	Noted	No change
7.2 Landscape					– none received	Noted	No change
7.3 Archaeology					– none received	Noted	No change
8) Economic Development					None received	Noted	No change
9) Education					None received	Noted	No change
10) Property Services					None received	Noted	No change
11) Parks and Countryside					None received	Noted	No change
12) Waste					None received	Noted	No change
					If any additional comments are received before the closing date, this will be forwarded separately	Noted	No change

Appendix 1

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic and Neighbourhood Planning Team

Name of NDP: Dormington and Mordiford NDP Regulation 14

Date: 28/02/24

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	Parish Council Response
Policy DM1 Conserving and Enhancing Local Landscape Character	SS1; SS6; LD1-LD3	Y		No change
Policy DM2 Local Green Spaces	N/A	Y		No change

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	Parish Council Response
Policy DM3 Biodiversity	SS6; LD1; LD2; LD3; SD3; SD4	Y	<p>Unclear as to what this means: <i>“increased to attain maximum possible biodiversity outcome.”</i></p> <p>The latest iteration of the Planning Practice Guidance states that: <i>Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development.</i></p> <p><i>Consideration will also need to be given to how the policy will be implemented.</i></p>	Delete first 2 paragraphs of policy as BNG is now part of planning system.
Policy DM4 River Wye Special Area of Conservation (SAC)	SD3; SD4; LD1; LD2; LD3	Y		No change
Policy DM5 Responding to Local Character	SS6; LD1; LD4	Y		No change
Policy DM6 Sustainable Design	SS6; SD1	Y		No change
Policy DM7 Housing	SS2; H1; H3	Y		No change
Policy DM8 Site Allocations for Market Housing	SS1; LD1; LD2; LD3; LD4; SD1; SD2; SD3; SD4	Y		No change
Policy DM9 Site Allocation for Rural Exception Housing	H2	Y		No change
Policy DM10 New Community Hall, Mordiford School	SC1	Y		No change

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	Parish Council Response
Policy DM11 Sustainable and Active Travel	SS4; MT1	Y	Would you want <i>all</i> residential development to include mobile telephone infrastructure? I don't think a small-scale development would. Maybe access to a good signal instead?	Accepted. Amend Policy DM11 to: Residential development should include sufficient flexible space ' <u>access to</u> ' high-speed broadband and mobile telephone infrastructure to enable occupiers to work from home.
Policy DM12 Local Infrastructure and Developer Contributions	SS4; SC1; OS1; OS2; MT1; ID1.	Y		No change
Policy DM13 Flooding, Wastewater and Sewerage	SD3; SD4	Y		No change
Policy DM14 Rural Enterprise	RA6; E4	Y		No change
Policy DM15 Community Energy Schemes	SS1; SS7; SD2	Y		No change

Other comments/conformity issues:

This Regulation 14 review is in general conformity with the policies of the Core Strategy and the strategic planning team therefore raises no objections.

Further Comments from Herefordshire Council

Discussed at Meeting with SG on 29th August 2024

The NDP SG requested clarification on some matters prior to submission and discussed the following points with officers at a meeting on 29th August 2024, before agreeing final changes to the submission NDP.

Dormington and Mordiford Group Draft Neighbourhood Development Plan

Regulation 14 Consultation – Additional Responses

Service Provider	Policy / Other content	Regulation 14 Comment	Parish Council's Consideration	Proposed amendments to NDP	Additional Responses
<p>1) Development Management</p> <p>1.1</p>	Draft Policy DM8/2 Fort House, Upper Dormington, HR1 4ED, 1 single storey eco-dwelling	The allocation for a single dwelling at this location feels arbitrary and does not relate to a settlement currently designated in the Core Strategy and is even less likely to be under the new settlement hierarchy. This notwithstanding, one assumes that there is an expectation for the eco-credentials of the proposed dwelling to be a significant consideration. It is not clear what is meant by an eco-home and I feel this needs to be defined if this allocation is brought forward on further drafts of the NDP.	<p><u>SG DISCUSS</u></p> <p>Accepted.</p> <p>The site allocation could be strengthened by adding a criteria which sets out a standard such as 'passivhaus or equivalent'.</p>	<p>Amend NDP</p> <p>Amend Site DM8/2 Fort House. Add the following criteria: <u>'The development meets the requirements of Passivhaus standard or equivalent standard.'</u></p> <p>Insert link to Passivhaus website: https://www.passivhaustrust.org.uk /</p>	RE: The conditional passivhaus requirement would help offset the locational shortcomings of this site.
1.2	Draft Policy DM8/3 Land north of Rectory Barn,	Although there has been no pre-application advice offered on this site, it is a highly sensitive one. There is inherent flexibility in the "up to 3" wording of the policy and I would	<p><u>SG DISCUSS</u></p> <p>Noted.</p> <p>Could delete this?</p>	<p>Amend NDP?</p> <p>Delete or reduce to 1 or retain?</p>	RE: Advice remains the same. So far as 1 dwellings is concerned if the intention is to maintain this criteria based allocation, then there will need to be evidence as to why

Service Provider	Policy / Other content	Regulation 14 Comment	Parish Council's Consideration	Proposed amendments to NDP	Additional Responses
	Mordiford, 1 to 3 dwellings	just want to establish whether the potential delivery of only a single dwelling would impact on the overall requirement for housing delivery in the Plan period?	Or change to 1 dwelling? Consider any other responses in other tables.		other potentially more sustainable locations nearer to Dormington and Mordiford cannot deliver the housing growth for the Neighbourhood Area.
1.3	Draft Policy DM9 The Lime Kiln, Hope Springs, Mordiford, Rural Exception Site suitable for 5 Affordable Houses	Serious concerns about the suitability of this site to accommodate housing. I would recommend discussing this with colleagues in Housing in terms of suitability. Better options for this much needed provision would be at Sufton Rise/Shepherds Orchard.	<u>SG DISCUSS</u> Noted. Housing comments (see 6 below) do not include comments on this site. Could ask MM at HC to go back to Housing and check? Could delete this?	Amend NDP? Delete?	RE: Concern is principally that this location is remote from Mordiford and would be entirely reliant upon the use of a car. I think it important to recognise that locations closer to villages of Mordiford and Dormington where access to the school, pub and public transport might be more readily possible on foot. If not, then a robust rationale around why not will be important in my view.
2) Housing 2.1	Appendix 5 (Local connection criteria)	This is in direct conflict with the Herefordshire Council Local Connection Criteria that is within the council's S106's and Affordable Housing Supplementary Planning Document. The local connection criteria set by the council is in conformity with national housing legislation. Can I suggest that the parish council review their local connection criteria?	<u>NOTED.</u> <u>SG TO DISCUSS WITH MM AT HC.</u>	Delete?	RE: Council already applies local connection criteria within S106. Priority is given for those with connection to parish for 10 working days and then expanded to neighbouring parishes for next for 20 days, then whole county 30 days.

Service Provider	Policy / Other content	Regulation 14 Comment	Parish Council's Consideration	Proposed amendments to NDP	Additional Responses
2.2	Draft Policy DM9 The Lime Kiln, Hope Springs, Mordiford, Rural Exception Site suitable for 5 Affordable Houses				RE: No issues, but would require evidenced need.
3) Strategic and Neighbourhood Planning 3.1	<p>Draft Policy DM3 Biodiversity</p> <p><i>10% as a minimum requirement, increased to attain maximum possible biodiversity outcome.</i></p>	<p>Unclear as to what this means: "increased to attain maximum possible biodiversity outcome."</p> <p>The latest iteration of the Planning Practice Guidance states that: Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development.</p>	Discuss with MM at HC – could possibly delete first 2 paragraphs of policy as BNG is now part of planning system.	Delete could <i>"increased to attain maximum possible biodiversity outcome."</i>	RE: Too much detail, agree delete para 2

Service Provider	Policy / Other content	Regulation 14 Comment	Parish Council's Consideration	Proposed amendments to NDP	Additional Responses
		Consideration will also need to be given to how the policy will be implemented.			
	Draft Policy DM7 Housing (type and mix)	<p>From AONB: Would perhaps defining a floor space area for permitting smaller dwellinghouses be considered? What would happen in the scenario when a planning application comes forward for dwellings which are 3-bedroomed with 'home office' that is effectively a 4th bedroom?</p> <p>Could/should self-build schemes be limited in their bedroom size also?</p>	possibly limiting floor area	<p>Amend Policy DM7:</p> <p>Amend paragraph 2:</p> <p>'Proposals for housing, including conversions of existing buildings to provide residential accommodation will be expected to demonstrate that they will deliver housing which contributes to local needs. In particular all All proposals will contribute to a suitable mix of housing across the neighbourhood plan area and should provide one or more of the following house types and sizes:</p> <p>Add text to 2 and 4: <u>where the resultant dwelling does not contain more than 150m2 gross internal floorspace.</u></p>	RE: No issues raised by DM or Strategic Planning
4) Landscape 4.1					SEE DOC BELOW

Landscape Comments

Ref	Location	Allocation	Landscape assessment	RAG
DM8/1	Sufton Cottage, Sufton Lane, Mordiford	0.65ha, 10 dwellings	The site is in a sensitive landscape location at a high point in the surroundings and being within the Wye Valley AONB and the Old Sufton unregistered park and garden of local historic interest. The Sufton Court registered park and garden is approx. 400m south of the site. There are listed buildings and common land nearby. Public footpath MF26 follows the northern site boundary. It is noted that the site is adjacent to residential development at Sufton Rise, however it is not considered that those dwellings are a positive landscape feature and their repetition on this site would not be suitable. If development were to be considered then it would need careful design to take account of the landscape value, sloping topography and visual impact.	
DM8/2	Fort House, Upper Dormington	1.44ha, 1 ECO dwelling	This is a sloping site, with a watercourse to the eastern boundary and trees and deciduous woodland surrounding three sides. There are two listed buildings to the north east. The Wye Valley AONB boundary is nearby, together with that of historic parks and gardens. Any dwelling constructed on this site would need to be close to the northern boundary, at the lowest point and closest to the road. It would need to be of a bespoke, highly sustainable design, specifically to integrate with this unusual and sensitive site.	
DM8/3	Land north of Rectory Barn, Mordiford	0.1ha, 1-3 dwellings	This is in a sensitive landscape location, outside of but adjacent to the boundaries of the Wye Valley AONB and the Sufton Court registered park and garden. It is within the Mordiford Conservation Area and the setting of listed buildings. Development here would create unsuitable ribbon development along the road, away from the village core contrary to the settlement pattern. It would not protect the setting of Mordiford, particularly on the approach from the north and would draw the eye as a negative new feature in key views from the bridge and from the flat ground to the west.	
DM9/1	The Lime Kiln, Hope Springs, Mordiford	5 affordable houses	The setting and surroundings are a sensitive landscape within the Wye Valley AONB and adjacent to the Wye Valley Walk and Three Choirs Way, long distance footpaths. The Lime Kilns are part of a local geological site and a protected local green space within the NDP itself. The site land could be considered brown field and a negative feature within the landscape due to the bare ground, temporary / poor quality buildings and unmanaged scrub. It is also adjacent to existing built form to the south at Hope Springs Farm, where the barns are converted to residential. It is not, however, an ideal site for 5	

			<p>affordable dwellings in landscape terms, due to not being well connected to the main village and the isolated nature of existing development is only associated with the farm hamlet, not new buildings. The narrow and rural access roads would be impacted by additional vehicle movements. Any suburban style housing would be completely out of context and a buffer would be required on the north side to protect the setting of the pond and geological features.</p>	
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In relation to the above, the Sufton Cottage site would be more suitable to incorporate the 5 affordable houses.

Other comments

Para 3.16 - Top of this page for Spotlight on Mordiford - I don't think the photograph is taken from the bridge, it looks like the wrong direction of view for that. Maybe a zoom lens from a public footpath looking across the River Lugg.

Para 5.1.2 - Should update wording to include National Landscape definition and should refer to the importance of the Wye Valley AONB Management Plan.

Para 5.1.6 this refers to the old Herefordshire Landscape Character Assessment. This para should be **updated in line with the latest HLCA**, dated April 2023. *The landscape character type for the parish is a majority Wooded Limestone Ridges on the distinctive high ground, but going down to both Lowland Farmlands and River floodplains along the west parish boundary. These local landscape character types are arguably more important to describe than the preceding two para's on national landscape.*

Para 5.1.7 and 5.1.8 Key views – The quality of the photographs is not good and is not consistent. The consultants should have been out to the viewpoints with a suitable camera to collect representative photographs. In addition:

- Photograph for view 2 is just a field, not a long distance view.
- View 3 and View 8 are from the same place, they should be labelled together and show the full panoramic from this designated view point – in the photograph for 8 the Jubilee pyre obscures the centre of the view.
- Photograph for view 5 at sunset is not clear in showing the view that is sensitive to change, should be a daytime view.
- View 6 is a key gateway view into Mordiford, the text should include reference to the church.
- View 7 isn't a landscape view, it is saying that the church gatehouse is sensitive. It is a listed structure anyway and therefore its setting is protected under that legislation. It should be given its proper name – East gateway to church of Holy Rood.

- View 11 – it is rare for a view along a road corridor to be of high enough quality to be protected. The view in the photograph does not show any key features other than very common roadside trees and hedgerows.
- View 12 – a representative landscape view would more likely be taken over the top of the wall, without the bench or person included.

Draft Policy DM1 Conserving and Enhancing Local Landscape Character

Notes: The order of this policy isn't logical, it should start with overall character of the area, then views and then refer to the design guide (which appropriate materials comes under).

A more general landscape wording for point 1 could be:

Development proposals which are acceptable in principle should contribute positively to the neighbourhood area's rural character, ensuring not only that the effect on the landscape and settings of settlements, as appropriate, are mitigated but include measures to restore and enhance landscape features such as trees, woodlands, vistas and panoramic views. To achieve this, building or engineering design should ensure the development fits sensitively into the landscape in terms of scale, form, massing and detail. Landscape proposals should form an integral part of the design, retaining and enhancing as many natural features within or surrounding the site as possible. Within the Wye Valley AONB development should not harm the character or scenic beauty of the landscape, its landscape features, important views, wildlife habitats or cultural heritage.

Consider alternative wording for point 2 on views:

The identified Key Views (described on table 1 and map 3) make a highly important contribution towards the neighbourhood area's landscape character, sense of place, local distinctiveness, and visual amenity. They also contribute to the special landscape qualities of the AONB. Where a development proposal lies within sight of an identified Key View, and/or could affect it, a Landscape and Visual Impact Assessment or similar study should be carried out to demonstrate that levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately, reflecting, respecting, and where possible, enhancing the landscape context within which it is situated. The information required in the assessment study should be proportionate to the type and scale of development proposed. Development proposals which have a high degree of adverse effect on one or more of the Exceptional Key Views will not be supported.

The final point could be for development to be in accordance with the D&M Design Guide – it doesn't need to specify which bits and for local materials usually too specific and detailed to specify materials in policy (it should be covered in the design guide).

Draft Policy DM2 Local Green Spaces

I don't understand how these small, locally important green spaces with very definite special features, can be consistent with the national policy for green belts (large areas of *open* landscape, principally to stop settlements joining and currently under government review anyway). The protection description for these areas needs to be re-worded, taking out reference to green belt!!

Draft Policy DM3 Biodiversity

Sorry, an ecologist or maybe a DM planner would be best to comment on the wording of this, to ensure it is in-line with the latest HC requirements. I don't think it necessarily needs to include examples habitats within a policy wording, maybe just within the preceding description.

Subsequent Changes to Submission NDP

The SG agreed with many of the changes suggested by the landscape team. However, the SG agreed to retain the photographs of the key views and the key views themselves as these were put forward by local residents and the images are of a similar quality to other NDPs. The proposed redevelopment of the Limekilns for affordable housing was retained in the NDP for reasons given in Table 1. Policy DM1 was amended using wording proposed except for the criteria relating to materials and local character and the design codes which were retained as these are important local details and for reasons of consistency with other NDP policies.

Dormington and Mordiford Group Draft Neighbourhood Development Plan

Regulation 14 Consultation 29th January 2024 – 11th March 2024

Consultation Responses

Table 2 Consultation Bodies and Local Groups

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Mordiford C of E Primary School 1.1				SUPPORTS ALL POLICIES		Noted.	No change.
1.2			DM3	Comment / Support	Environmental consciousness is an important part of our curriculum, we support policies which promote a healthy environment which promotes biodiversity.	Noted.	No change.
1.3			DM 4	Comment / Support	We are keen to support policies which support keeping our rivers clean and healthy.	Noted.	No change.
1.4			DM 7	Comment / Support	Housing that brings young families into the area will enable us to maintain our build our numbers in school and sustain our single year group structure with 7 classes	Noted.	No change.
1.5			DM 10	Comment / Support	Schools are often at the heart of the community, and we would like to have a space that could draw people of all ages, to shared	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					community events and clubs. It would be good to know that our school/community hall could be used outside school hours and with the adjacent field it could be a fabulous site for sporting activities. We prefer to have the hall positioned by the car park next to the field so that it can be used by the community without access to the main school building. Having a space to rent out fo events would also help the already tight school budget.		
1.6			DM12	Comment / Support	High speed broad band connections are important to us. Having the pavement running further up the Dormington road would give a safer walking route to school for some of our families. It would also provide a safer route for staff and pupil running clubs. Cycle routes would also be welcome. All traffic strategies around the school would be welcome., All traffic calming strategies around the school would be welcome. A cycle route from Bartestree to Mordiford would be fantastic.	Noted.	No change.
Avison Young (Electricity) 2.1	All.			Comment	National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/ Please also see attached information outlining guidance on development close to NGET infrastructure. 		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p> <p>If you require any further information in respect of this letter, then please contact us.</p> <p>NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>regional or national importance. NGET's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. NGET's statutory safety clearances are detailed in their</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgrid.com/network-and-assets/working-near-our-assets</p> <p>How to contact NGET</p> <p>If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/ For local planning policy queries, please contact:</p>		
Avison Young (Gas) 2.2			All sites	Comment	Proposed sites crossed or in close proximity to National Gas Transmission assets : An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
NHS 3.	All.			Comment / Support	Thank you for notifying NHS Herefordshire & Worcestershire Integrated Care Board (ICB) of the Dormington and Mordiford Group Parish Draft Neighbourhood Development Plan consultation. NHS Herefordshire & Worcestershire ICB has no direct comment on the plan but welcomes the suggestions for providing suitable infrastructure to accommodate high-speed broadband and mobile telephones, which is of benefit to the provision of healthcare into rural communities.	Noted.	No change.
National Highways 4.	All.			No comment.	We have considered the contents of the draft neighbourhood plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no other comments to make.	Noted.	No change.
Natural Resources Wales 5.	All			No comment.	We have reviewed the plan and have no formal comments to make on the Dormington and Mordiford Group Parish Neighbourhood Plan, but as you are aware, on the 21 st January 2021, we published an evidence	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>package outlining phosphorus levels for all river SACs across Wales.</p> <p>In line with our Planning Advice (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments and development plans on water quality within SAC river catchments. We ask this be considered in your plan going forward.</p>		
Coal Authority 6.	All			No comment.	<p>Thank you for your notification of 25 January 2024 seeking the views of the Coal Authority on the above.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Welsh Water 7.1			DM4 DM13	Support.	We welcome the provisions as set out in the policies of the NDP, and in particular applaud the inclusion of policies DM4 and DM13.	Noted.	No change.
7.2	All			Comment.	As you will be aware, Welsh Water are the water and sewerage undertaker for the NDP area and we operate three public Wastewater Treatment Works (WwTW) in the area – Dormington, Mordiford Sufton Rise & Mordiford Pentalo Close. Each of these WwTWs are small and so there is limited capacity to accommodate new development.	Noted.	No change.
7.3			DM8/1	Comment	With regard to the proposed allocation at Sufton Cottage (Site DM8/1), there are no issues in the public sewerage network or water supply network in providing this site with a connection, although from a public sewerage network perspective some form of offsite sewerage will be required. We can accommodate the foul flows from the site at our Mordiford Sufton Rise WwTW.	Noted.	No change.
7.4			DM8/2 DM8/3 DM9/1	Comment	The other proposed allocations are all outside of our public sewerage network catchments,	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					and so will require a private drainage option. There are no issues in providing these other allocations with a supply of clean water. I trust the above is useful and assists as you progress with the NDP.		
Environment Agency 8.1	All			Comment	<p>General comment</p> <p>I refer to your email of 25 January 2024 regarding the Dormington and Mordiford Regulation 14 Neighbourhood Development Plan (NDP). We have reviewed the submitted NDP, Environmental Report and Appropriate Assessment (AA) by Herefordshire Council and have the following comments to offer at this time.</p> <p>As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to</p>	Noted. The technical site assessments included consideration of flood risk using the available data at that time.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Rural Parishes at the Neighbourhood Plan level, so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient wastewater infrastructure in place to accommodate growth for the duration of the plan period.		
8.2		Fig 6		Comment	<p>Flood Risk</p> <p>We note that the River Frome (statutory main river) flows around the Northern part of the plan boundary near Dormington connecting to the River Lugg (statutory main river) to the West which then flows along the Southwest portion of the plan boundary nearer Mordiford. The Pentaloe Brook (ordinary watercourse) flows through central plan area through Mordiford connecting to the River Lugg.</p> <p>These various watercourses have associated Flood Zones 3 and 2 (the high and medium risk zones respectively) that have historically impacted areas within the plan boundary. However, please note that other potential development</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					areas may also be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km ²). The extent of the mapped Flood Zones within the Neighbourhood Plan area is shown in 'Figure 6: Flood Map for Planning' on page 75 of the NDP.		
8.3			DM8 DM9 DM8/1	Comment	<p>Site Allocations There are three site allocations for Market Housing (DM8) and one site allocation for Rural Exception Housing DM9 (DM9) within the draft Neighbourhood Plan.</p> <p>The first allocation within Policy DM8 is site 'DM8/1 Sufton Cottage, Sufton Lane, Mordiford'. We note that the entire site sits within Flood Zone 1 (the low-risk zone) on our Flood Map for Planning, there is some close proximity to Flood Zones 2 and 3 from the River Lugg.</p>	Noted.	No change.
8.4			DM8/2 DM8/3	Comment	The second and third allocation within Policy DM8 is sites 'DM8/2 Fort House, Upper Dormington, HR1 4ED' and 'DM8/3 Land north of Rectory Barn, Mordiford' which	Noted. DM8/3 has been deleted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					are both located entirely within Flood Zone 1.		
8.5			DM9	Comment.	The fourth allocation is within Policy DM9 at the site 'Site DM9/1 The Lime Kiln, Hope Springs, Mordiford' which is also located entirely in Flood Zone 1. Please note the boundary of this allocation is aligned with an unmodelled ordinary watercourse that could be prone to flooding.	Noted. Criterion D requires development to avoid areas of high risk flooding along the western boundary of the site.	No change.
8.6			DM4	Comment / Support	We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk at this time. It should be noted that our Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the drainage team at Herefordshire Council as the Lead Local Flooding Authority (LLFA). River Wye SAC Catchment. It is noted that Dormington and Mordiford falls within the River Lugg sub-catchment and that an AA has been undertaken in support of this NDP. As confirmed within the AA document the most significant issue within the River	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Wye SAC Catchment (included the River Lugg) relates to water quality and the potential impact of policies and site allocations within the NDP's.</p> <p>We have previously provided comment on similar NDPs' with a view to ensuring a robust submission and that development can be achieved without impact on the integrity of the SAC, primarily within the Lugg Catchment.</p> <p>The AA correctly confirms that Herefordshire Council are seeking to progress mitigation measures, including integrated wetlands, to assist in the reduction of phosphate levels and with a view to resolving water quality issues within the County, specifically the Lugg Sub-catchment.</p> <p>It is noted, and welcomed, that the NDP includes a specific Policy section on the River Wye Special Area of Conservation and that Policy DM4 now makes specific reference to impacts on the Catchment, including the need for nutrient neutrality and mitigation measures to secure such. It also</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					references the Phosphate Credit Allocation Process being prepared which is an important tool with regards to the nutrient neutrality issues within the Catchment.		
8.7			DM4	Support	In consideration of the above Herefordshire Council should be satisfied, in consultation with NE, as the primary consultation body on this matter, that this approach, including possible mitigation, is viable and deliverable and that there is a reasonable degree of certainty provided to take forward the sites in the plan.	Noted.	No change.
British Horse Society 9.1	All			Comment	Re: Dormington and Mordiford Neighbourhood Plan consultation The response below is from the British Horse Society however our volunteers in the county may also respond at a local level. There are 1,293 horses registered in the HR1 postcode area (DEFRA, 2021). This equates to an annual contribution to the economy of £8,904,891 (BETA, 2023). The British Horse Society is the UK's largest equestrian Charity, representing the UK's 3 million horse riders. Nationally equestrians have just 22% of the	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					rights of way network - only 13.4% in Herefordshire - and are increasingly forced to use busy roads to access them.		
9.2			DM11	Comment	<p>Comments:</p> <p>The NPPF para 104 states: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks. The PRoW mentioned provide opportunities to make a commitment to extend the network with the addition of multi-user routes and upgrading footpaths where appropriate to accommodate cyclists, wheelers and horse riders along with pedestrians.</p> <p>The emphasis on safety for walking and cycling mentioned in the Regulation 14 Draft Plan should also consider the safety of other vulnerable road users. The Active Travel Strategy which states in section 6 of the Active Travel policy Active travel: increasing levels of walking and cycling in England - Transport</p>	<p>Accepted.</p> <p>The NDP has a strong emphasis on promoting walking and cycling as active travel and for recreation and leisure but is accepted that horse riding is not really mentioned.</p> <p>Objective 6 is: To ensure greater accessibility for all by promoting walking and cycling as sustainable, safe and healthy transport and leisure choices and encouraging development to be located close to public transport routes to the City of Hereford and other local employment opportunities wherever possible. (Through NDP Policies DM8,</p>	<p><u>Amend NDP.</u></p> <p><u>Amend Obj 6 to:</u></p> <p>Objective 6. To ensure greater accessibility for all by promoting walking, and cycling '<u>and horse-riding</u>' as sustainable, safe and healthy transport and leisure choices and encouraging development to be located close to public transport routes to the City of Hereford and other local employment opportunities wherever possible.</p> <p><u>Amend Policy DM11:</u></p> <p>All development should be accessible to walking, cycling, '<u>horse-riding</u>' and public transport routes</p> <p>In particular development should:</p> <ol style="list-style-type: none"> 1. Be located close to bus stops; and 2. Have accessible linkages to existing pedestrian and cycle '<u>and horse-riding</u>' routes in the

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					Committee - House of Commons, that horse riding is included [along with skateboarding and roller skating], also supported by the Ministerial Statement of Richard Benyon from 2011 stating cycleways should be multi use.	DM9, DM11 and DM12 and Parish Council Actions). Add reference to horse riding / multi use routes in in Obj 6 and relevant policies.	area including to local community facilities, the countryside, the City of Hereford and Rotherwas Industrial Estate; and Amend Policy DM12: Such improvements could include, for example, 1. Provision of safe and segregated walking and cycling ' and horse-riding ' routes linking Dormington, Priors Frome and Mordiford Church of England Primary School along the C1292, and Dormington to Bartestree along the A438; ... 6. Development of recommended cycle routes ' and multi-use paths ' for leisure along rural lanes throughout the Parish. ...
9.3	All			Comment	Cycle infrastructure design (LTN 1/20) - GOV.UK (www.gov.uk) Page 37 deals with the WCHAR assessment which clearly stated that horse riders should be accommodated. Cycle Infrastructure Design specifies	Noted.	No change.

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					<p>Walking, Cycling and Horse-Riding Assessment and Review (WCHAR). '4.5.10 DMRB also contains guidance on undertaking a Walking, Cycling & Horse-Riding Assessment and Review. Although this is applicable to trunk roads, it provides a good basis for assessing the needs of all users along and across interurban roads.'</p> <p>Active Travel routes should not, in any way, compromise the use of the public rights of way by making them less amenable to existing lawful users of the right of way. Jesse Norman in House of Commons debate on Road Safety, 5 November 2018: "We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders".</p> <p>If equestrians are not an included user on active travel routes, the consequence is that equestrians are left on the carriageway with lorries and cars passing them on the outside and cyclists passing them on the inside, which is another accident waiting to</p>		

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					happen. It is therefore important that this aspect is considered in the risk assessment for such routes.		
9.4			DM12	Comment / Object	The Draft Plan acknowledges that the off-road routes for leisure are of value (p74 DM12 point 6), however the language appears to exclude all but cyclists. The BHS urges Herefordshire to recognise the benefit of providing for all vulnerable road users in the development of the green infrastructure.	Noted. Refer to 9.2 above.	No further change.
9.5	All			Comment	The Health Benefits of Horse Riding in the UK. (Data comes from research undertaken by the University of Brighton and Plumpton College on behalf of The British Horse Society) <ul style="list-style-type: none"> • 68% of questionnaire respondents participated in horse riding and associated activities for 30 minutes or more at least three times a week. Sport England estimate that such a level of sporting activity will help an individual achieve or exceed the government's recommended minimum level of physical activity. • Women have been identified in government studies as a social group with relatively low levels of 	Noted.	No change.

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					<p>participation in physical activity. Some 93% of questionnaire respondents were women and 49% percent of female respondents were aged 45 or above. These are comparable figures to a major Sport England survey which found that 90 percent of those participating in equestrianism are women and 37 percent of the female participants in equestrianism are aged 45 or above. The gender and age profile of equestrianism is not matched by any other sport in the UK .</p> <ul style="list-style-type: none"> • Amongst the horse riders who took part in the survey, 39% had taken no other form of physical activity in the last four weeks. This highlights the importance of riding to these people, who might otherwise be sedentary. • Horse riders with a long-standing illness or disability who took part in the survey are able to undertake horse riding and associated activities at the same self-reported level of frequency and physical intensity as those without such an illness or disability. 		

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9.6	All			Comment	<p><u>Newly Constructed Paths</u> Any physical creation of new paths to achieve Active Travel objectives within the county is to be welcomed (provided that equestrians are included, as a minimum, on those outside of large town centres), as this will enhance the ability of the public to increase its access to safe off road routes for leisure and commuting. District Authorities should take a strategic approach to Active Travel proposals within their administrative boundary - giving consideration to potential links outside their boundaries that could contribute to a more integrated network and achieve maximum benefit for all users. The BHS has further information for reference available here: https://www.bhs.org.uk/advice-and-information/free-leaflets-and-advice.</p>	<p>Noted.</p> <p>These comments are more relevant for HC. The NDP will be amended to include references to horse riding and multi-use paths.</p>	No change.
Wye Valley National Landscape Team 10.1					<p><u>Note: AONB provided their housing and position statements – see Appendix 1.</u></p>	<p>Agreed at meeting with AONB on 24.06.24 to add footnote to the first mention in the text.</p>	<p>Amend 3.1 3.1: ‘... <u>Wye Valley National Landscape (hereafter referred to as ‘Wye Valley AONB)</u> <u>Insert footnote:</u></p>

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							<p><u>Wye Valley National Landscape is a designated Area of Outstanding Natural Beauty (AONB)</u></p> <p>Amend references to AONB throughout the document as agreed at meeting.</p>
10.2			DM1	Support	<p>DM1 – support</p> <p>Whilst we support this policy in principle, we would request that the Policy expands to ensure that both the landscape and scenic beauty of the Wye Valley AONB designation be conserved and, where possible, enhanced, which reflects Paragraph 182 of the NPPF. The NDP should also consider Strategic Objectives WV-L1, WV-L2, WV-L3, WV-L5 and WV-D2 of the Wye Valley AONB Management Plan.</p>	<p>Accepted.</p> <p>Amend Policy DM1 as recommended. Refer to the AONB.</p>	<p><u>Amend NDP</u></p> <p><u>Amend Policy DM1:</u></p> <p>Draft Policy DM1 Conserving and Enhancing Local Landscape Character</p> <p>Development proposals should conserve and enhance local landscape character '<u>and where appropriate the landscape and scenic beauty of the Wye Valley AONB</u>' by:</p>
10.3			DM1	Policy	<p>It may be of relevance to refer within the Wye Valley AONB Management Plan 2021-2026 to note the Key Features and Special Qualities of LMZ01 (Woolhope Dome), which may also lead to including elements into the scattered settlement pattern, filtered and medium</p>	<p>Accepted.</p> <p>Amend Policy DM1 as recommended.</p>	<p><u>Amend NDP</u></p> <p><u>Amend Policy DM1:</u></p> <p>Add in new Criterion and renumber others:</p> <p><u>'Conserving the Key Features and Special Qualities of</u></p>

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					<p>distance views, and irregular field patterns, often linked with semi-natural grassland. This could partly be covered off in the policy justification above when talking about Local Landscape Character.</p> <p>Herefordshire Council's recently publicised Agricultural SPD may also be of relevance when discussing local landscape character.</p> <p>The Design Guide may wish to expand to consider the effects of the Wye Valley National Landscape.</p>		<p><u>Woolhope Dome, including the scattered settlement pattern, filtered and medium distance views, and irregular field patterns, often linked with semi-natural grassland.</u></p> <p>Include additional text after 5.1.6 and renumber others:</p> <p><u>'The Wye Valley AONB Management Plan 2021-2026 notes the Key Features and Special Qualities of LMZ01 Woolhope Dome which contribute to local landscape character in the Group Parish. The Identified Features and link to Special Qualities [SQ] are:</u></p> <ul style="list-style-type: none"> • <u>Ancient broadleaved & mixed woodland [SQ2, SQ18]</u> • <u>Varied topography [SQ9]</u> • <u>Hedgerow network often with mature trees [SQ5, SQ18]</u> • <u>Mixed farming [SQ1]</u> • <u>Traditional orchards with locally distinctive apple & pear varieties [SQ1, SQ27]</u>

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							<ul style="list-style-type: none"> • <u>Streams [SQ3]</u> • <u>Irregular field patterns, often linked with semi-natural grassland [SQ4]</u> • <u>Scattered settlement pattern [SQ20]</u> • <u>Commons [SQ26]</u> • <u>Filtered and medium distance views [SQ11]</u> • <u>Grey and brown Silurian limestone soils [SQ6]</u> • <u>Sandstone at heart of dome, surrounded by concentric limestone ridges separated by clay vales [SQ6].'</u>
10.4			DM1	Comment	<p>One question we raise is what is defined as suitable boundary treatments?</p> <p>Obviously ubiquitous high close board fencing would not be an appropriate example, hence the reference to LMZ01 may be appropriate in bringing this into the policy.</p>	<p>Noted.</p> <p>Refer to the Dormington & Mordiford Design Guide Design Guideline 07: Building Line and Boundary Treatments and NDP Policy DM5 Responding to Local Character.</p> <p>The Design Guide sets out more detail about</p>	No change.

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						appropriate treatments in different character areas.	
10.5			DM1	Comment	Point 2, when making reference to Landscape and Visual Impact Assessment, we would encourage that, where appropriate, such Landscape and Visual Impact Assessments are done in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3), which is a key resource for landscape professionals.	This was accepted but then the Policy wording was subsequently amended following further comments by HC's landscaping team- refer to HC landscaping comments.	No change.
10.6			DM1	Comment	<p>All of the factors that contribute to the natural beauty of the National Landscape should be fully considered and assessed at all stages of the development process, including planning policy and development management.</p> <p>These factors are: landscape quality / beauty; scenic quality / beauty; relative tranquillity (including 'dark skies'); relative wildness; natural heritage (including 'biodiversity'); cultural heritage (including 'historic environment'); and the special qualities of the National Landscape, as identified within the Wye Valley AONB</p>	<p>Accepted.</p> <p>Insert additional text into Policy DM1 as suggested.</p>	<p>Amend NDP</p> <p>Amend Policy DM1</p> <p>Insert addition paragraph at the end:</p> <p><u>Insert number:</u> <u>'Wye Valley AONB</u></p> <p><u>All proposals within the Wye Valley AONB should fully consider and assess all of the factors that contribute to the natural beauty of the National Landscape individually, collectively and cumulatively. These are:</u></p>

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					<p>Management Plan should be considered individually, collectively and cumulatively.</p> <p>Encourage the Policy to also expand in its wording, for proposals within the Wye Valley National Landscape, to (or be required to) make a positive contribution to conserving and enhancing the natural beauty of the National Landscape, over and above the baseline condition (i.e. delivering a net-benefit for natural beauty).</p>		<ul style="list-style-type: none"> • <u>landscape quality / beauty;</u> • <u>scenic quality / beauty;</u> • <u>relative tranquillity (including 'dark skies');</u> • <u>relative wildness</u> • <u>natural heritage (including 'biodiversity'</u> • <u>cultural heritage (including 'historic environment');</u> and • <u>the special qualities of the National Landscape, as identified within the Wye Valley AONB Management Plan.</u> <p><u>Proposals within the Wye Valley AONB will be expected to make a positive contribution to conserving and enhancing the natural beauty of the National Landscape, over and above the baseline condition (i.e. delivering a net-benefit for natural beauty).'</u></p>

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10.7			DM2	Support	DM2 – support No comments to offer, as we note that this defers to National Policies relating to Greenbelt	Noted.	No change.
10.8			DM3	Support Comment	DM3 – support Whilst we support this policy in principle, it is recognised that it will be difficult for 'full householder' applications to achieve this aspiration as they are exempt under the Environment Act/BNG Regulations (it's lowest applied rate is going to be for 1 dwelling as of mid-April 2024).	Noted. Refer to Table 1 Appendix 1 – first 2 paragraphs will be deleted.	Amend NDP. Amend Policy DM3: Delete 'from all development' from para 3.
10.9			DM3	Support Comment	Is it also worthwhile establishing a baseline of evidence to avoid sites becoming degraded retrospectively prior to a planning application being submitted.	The PC has already commissioned a wildlife report for Checkley Common. The PC will consider further work to undertake a baseline of evidence, subject to cost and availability of funding. (SG to discuss with PC)	No change.
10.10			DM3	Support Comment	Could measures also be taken to reduce unnecessary artificial light pollution (i.e. no additional	Accepted.	Amend NDP. Insert additional points to Part 1:

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					<p>external lighting) and promote dark skies?</p> <p>May be worthwhile expanding the policy so that Biodiversity Net Gain introduces landscape features which reflect both landscape character types and Landscape Management Zones of the Wye Valley AONB Management Plan. Strategic Objectives WV-B1, WV-B2 and WV-B3 are also needed to be considered.</p>	Amend Policy as suggested.	<p><u>'E: Providing details of external lighting to protect dark skies.'</u></p> <p><u>F: Introducing landscape features which reflect both landscape character types and Landscape Management Zones of the Wye Valley AONB Management Plan.'</u></p>
10.11			DM4	Support	<p>DM4 – support</p> <p>What is defined in the policy as 'natural environment'?</p> <p>This is bearing in mind that part of the parish lies within the Wye Valley National Landscape, designated as an Area of Outstanding Natural Beauty, yet the policy is specifically in relation to nutrient neutrality and effects on the River Wye SAC? The Policy may need some clarification re-wording? Refer to Strategic Objectives WV-B1 and WV-B2 of the AONB Management Plan.</p>	<p>Not accepted.</p> <p>The Policy wording is supported by HC and EA and should not be amended.</p>	No change.

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10.12			DM5	Support / Comment	DM5 – support Support the policy in principle although stress that development should clearly reflect the local character and particularly older dwellings and not be informed by more modern development which leads to detracting of landscape character and visual amenity.	Noted. The Design Guide provides detailed advice about local character including an emphasis on traditional buildings. However it is recognised that high quality contemporary designs can also be appropriate where they are sensitive to context and character.	No change.
10.13			DM5	Support / Comment	May wish to consider the Wye Valley National Landscape Position Statement on Landscape-led Development as supporting evidence.	Noted. Refer to this document in the supporting text.	Amend NDP. Insert additional supporting text after 5.2.14: <u>'For proposals affecting the Wye Valley AONB, developers should consider the Wye Valley National Landscape Position Statement on Landscape-led Development. This promotes a landscape-led approach to development in which development within the Wye Valley National Landscape and its setting is compatible with and, ideally, makes a positive contribution to, the statutory purpose of</u>

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							<u>AONB designation, which is to conserve and enhance the natural beauty of the area. The Position Statement includes guidance and recommendations including for the development management stage.</u>
10.14			DM5	Support / Comment	Bearing in mind 'full householder' applications are often not required to submit Design and Access/Planning Statements, how is 'expected to demonstrate' to be assessed? Refer to Strategic Objectives WV-D2 and WV-D3 of the Wye Valley AONB Management Plan.	Accepted. Amend policy so that it refers to 'All relevant proposals.' The assessment will be undertaken as part of the DM process and officers will make their own judgements about how this is achieved.	Amend NDP. Amend Policy DM5 Amend paragraph 2: All ' relevant ' proposals Add to 5.2.15: ' <u>It will be applied to all relevant planning proposals including commercial, agricultural and community buildings and not just housing development.</u> '
10.15			DM6	Support	DM 6 – support No comments to offer, although our only observation would be to consider to what extent is the policy being applied to?	Noted. The Policy will apply to all development proposals.	Add to supporting text: <u>'Policy DM6 will be applied to all types of development proposals – not just housing.'</u>

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					Refer to Strategic Objective WV-D2 of the Wye Valley AONB Management Plan.		
10.16			DM7	Object	DM 7 – object Whilst we do not to object to the principle of residential development within the Wye Valley National Landscape, we encourage the NDP steering group to consider the Wye Valley National Landscape Partnership Position Statement on Housing in the Wye Valley National Landscape, particularly in respect of securing more affordable housing in perpetuity. It is felt the current Policy does not reflect WV-D1 of the AONB Management Plan.	Noted. Refer also to HC comments and proposed amendment to reflect reduced threshold for affordable housing in proposals in the AONB. See detailed response below.	No change.
10.17			DM7	Object	It is felt the policy as currently written still exposes future development to 'executive style' 4+ bedroomed dwellings, which does not reflect local need for the parish, and which would not be compatible with AONB designation. You may see recently approved examples in and around Fownhope where a lack of genuinely affordable housing or	Accepted. The PC recognises the need for more affordable and smaller housing in the NDP area and supports amending the Policy in line with the AONB's suggestions. See detailed wording changes below.	No change.

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					more appropriately scaled dwellings which are affordable have not been delivered.		
10.18			DM7	Object	<p>Would perhaps defining a floor space area for permitting smaller dwellinghouses be considered? What would happen in the scenario when a planning application comes forward for dwellings which are 3-bedroomed with 'home office' that is effectively a 4th bedroom?</p> <p>Could/should self-build schemes be limited in their bedroom size also?</p>	<p>Noted.</p> <p>The Policy supports affordable 3–4-bedroom family units for agricultural workers as this was identified as a need in the PHNS. Also, proposals which support homeworking are supported in Policy DM11 where 'sufficient flexible space' should be included.</p> <p>This was subsequently discussed with HC in relation to possibly limiting floor area (eg 'The resultant dwelling does not contain more than 150m² gross internal floorspace'). HC agreed with including the proposed size limit.</p>	<p>Amend NDP</p> <p>Amend Policy DM7:</p> <p>Amend paragraph 2:</p> <p>'Proposals for housing, including conversions of existing buildings to provide residential accommodation will be expected to demonstrate that they will deliver housing which contributes to local needs. In particular in All proposals will contribute to a suitable mix of housing across the neighbourhood plan area and should provide one or more of the following house types and sizes:</p> <p>Add text to 2 and 4: 'where the resultant dwelling does not contain more than 150m² gross internal floorspace.'</p>

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10.19			DM7	Object	<p>As per the Wye Valley National Landscape Partnership Position Statement on Housing, consideration should be given to setting policies for affordable housing provision in the Wye Valley National Landscape that requires:</p> <ol style="list-style-type: none"> 1. at least 50% affordable housing in market housing developments; 2. on-site affordable housing provision for housing developments of two dwellings and above (rather than the 5+ that is currently the general expectation) and 3. 100% affordable housing on Rural Exception Sites, with a lower percentage only being permitted in exceptional circumstances and the absolute minimum being 75%. <p>It is also worth noting that the Landscapes Review/Glover Review Final Report recommends that 'local planning authorities in AONBs should also make use of the provision that allows them to demand on-site affordable housing contributions on all sites, including developments of five homes or fewer'.</p>	<p>Accepted.</p> <p>Amend Policy DM7 as suggested.</p>	<p><u>Amend NDP.</u></p> <p>Amend Policy DM7:</p> <p><u>In areas outside the Wye Valley AONB</u> Proposals for 10 or more dwellings will be expected to deliver affordable home ownership homes or affordable rented housing in the neighbourhood area in accordance with Herefordshire Local Plan Policy H1 - Affordable housing – thresholds and targets.</p> <p><u>Within the Wye Valley AONB housing schemes will provide the following:</u></p> <ol style="list-style-type: none"> <u>1. At least 50% affordable housing in market housing developments;</u> <u>2. On-site affordable housing provision for housing developments of two dwellings and above; and</u> <u>3. 100% affordable housing on Rural Exception Sites, with a lower percentage only being permitted in exceptional circumstances and the absolute minimum being 75%.</u>

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					<p>This makes use of the provision in paragraph 65 of the NPPF (December 2023), which allows for affordable housing to be required in residential developments of 5 units or fewer in designated rural areas, which by definition includes designated Areas of Outstanding Natural Beauty.</p> <p>The Wye Valley National Landscape Team supports those measures for several reasons. For example, having a high percentage of affordable housing will reduce the total number of houses that need to be built to meet locally identified affordable housing need. This, in turn, would help to ensure that the scale and extent of development in AONB is limited, as required in paragraph 182 of the revised NPPF (2023). The higher price tag associated with housing in protected landscapes is another factor in justifying a higher percentage of affordable housing in these areas. In some protected landscapes, such as Arnside & Silverdale National Landscape, 50% affordable housing is required for</p>		

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					developments of two or more dwellings.		
10.20			App 5	Comment	Having read Appendix 5, before expanding eligibility criteria to consider the administrative area of Herefordshire Council, would the NDP consider widening search to solely the Wye Valley National Landscape, which may have a stronger local connection from somebody in Ross-on-Wye than potentially north Herefordshire.	The local connection criteria in the Appendix was deleted following further discussions with HC.	No change.
10.21			Policies maps	Comment	The settlement boundaries of Mordiford and Priors Frome should be 'tightened' to avoid infill which would be at odds with the scattered landscape settlement pattern. For example, tighten Mordiford by excluding Garlands Farm, which itself contributes to the visual setting of the Wye Valley National Landscape, as any re-development would likely be assessed under RA3/RA5 of Herefordshire Council's Core Strategy and likewise to follow along B4224, excluding development east over the bridge (The Watermill) heading southbound for the same reason.	Accepted.	SG to amend settlement boundaries.

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10.22			Policies maps	Comment	At Priors Frome, given how the settlement boundary is drawn currently, it would appear that there may be potential for further development immediately west of DM8/1 (Sufton Cottage, Sufton Lane, Mordiford) by way of a phase 2 which may lead to eroding of landscape character by way of formalised settlement pattern, which would not conserve and/or enhance AONB designation, suggest it be tightened so it runs immediately south of Sufton Rise.	Accepted.	SG to amend settlement boundaries.
10.23			Sites and settlement boundaries		The need for a Landscape Sensitivity and Capacity Study may be appropriate to assess all parcels of land as proposed to ensure they have capacity to accommodate residential development – see further comments below and at end.	Landscape impacts were considered at a high level as part of the technical site assessment and any development proposals would have to include landscape impact assessment as part of the development management process.	No change.
10.24			DM8	Object	DM8 – object Again, it is felt that the Policy does not appropriately reflect Strategic Objective WV-D1 of the Wye Valley AONB Management	Not accepted. See proposed changes to Policies DM1, DM3 and DM7. All these policies	No change.

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					Plan which is to “ensure a consistent and coherent framework of planning policies relating to the AONB is fully reflected in the statutory land use planning documents and their effectiveness monitored”.	would apply to the site allocations. Further changes are accepted – see below.	
10.25			DM8	Object	<p>It is noteworthy that the Wye Valley National Landscape/AONB designation is not referred to in terms of policy justification or specific site aspirations for the two sites within the National Landscape or the Policy itself despite one proposed allocation being within the National Landscape and one allocation within the setting of the National Landscape.</p> <p>We therefore do not currently support either the current inclusion and policy wording of proposed allocation DM8/1 (Sufton Cottage, Sufton Lane, Mordiford) and object to current inclusion and policy wording of proposed allocation of DM8/3 (Land north of Rectory Barn, Mordiford).</p>	<p>Partially accepted.</p> <p>The sites have been identified following an extensive process of a call for sites, technical assessment and public consultation and the Parish Council would prefer to retain the 2 site allocations in the submission plan.</p> <p>Additional wording should be inserted into the site allocation policies to refer to the AONB.</p> <p>DM8/3 has been deleted.</p>	<p>Amend NDP.</p> <p>Amend Site Allocation 8/1. Add the following wording to the beginning of the Policy:</p> <p><u>‘This site is located within the Wye Valley AONB and therefore developments will be expected to conserve and enhance the area’s landscape and scenic beauty and wildlife and cultural heritage. Developments will be sensitively located and designed to avoid or minimise adverse effects on the AONB.</u></p>
10.26			DM8/1	Comment	In respect of proposed site of DM8/1, an ‘indicative’ figure would not be appropriate and would	Not accepted.	No change.

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					request that a site-specific figure is provided.	The NDP has to be in general conformity with the HC Local Plan / Core Strategy including demonstrating how the minimum housing target could be achieved. The indicative number of dwellings considered appropriate for each site is an important part of this. The wording says 'up to 10' so fewer dwellings than 10 are also supported.	
10.27			DM8/1	Comment	Noting that this site lies within the 'Woolhope Dome' Landscape Management Zone LMZ01, as identified within the Wye Valley AONB Management Plan 2021-2026, one of the Features is a 'scattered settlement pattern' to which the existing development at Sufton Rise is very much at odds with such a settlement pattern type, in which this may be further compounded if promoting a similar density of development through the proposed allocation.	Noted. The density criterion (E) could be amended in the Policy to promote a more scattered form of development rather than the standard layout evident at Sufton Rise.	Amend NDP. Amend Site 8/1: Delete: E The density of development is similar to that of neighbouring Sufton Rise (30 dph). Insert: <u>'In addition, taking into consideration the site's location in the Wye Valley AONB and the scattered</u>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					It may be appropriate to reduce the number of dwellings achievable on site. To reduce visual impact and perhaps also promote variety in housing stock, it may be worthwhile encouraging that the proposed dwellings are bungalows, particularly if seeking to development to the western portion of the site.		<u>settlement pattern of Woolhope Dome LMZ01, as identified within the Wye Valley AONB Management Plan 2021-2026, developments should:</u> <u>E Aim to have a lower density than the 30dph of nearby Sufton Rise; and F Include bungalows in the western portion of the site to reduce visual impact and support a range of house types'</u>
10.28			DM8/1	Comment	In light of our Position Statement on Housing, we would advise that some form of affordable housing be provided on this site also.	Accepted. Refer to 10.17 and amended Policy DM7 above. The requirements would apply to this site and therefore do not need to be repeated I the Site Allocation.	No further change.
10.29			DM8/1	Comment	We would advise that considerations will need to be made for tranquillity if access is to be taken off Sufton Lane, particularly as PROW MF26 runs to the north of this proposed allocation.	Accepted. Refer to Ref 10.6above and recommended changes to Policy DM1. This includes 'tranquillity'.	No further change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						<p>The NDP supports the protection and enhancement of PROW.</p> <p>There will be opportunities for further comments about detailed proposals as and when a planning application is submitted as part of the development management process.</p>	
10.30			DM8/1	Comment	<p>It would be worthwhile expanding the policy to ensure that any proposed development clearly conserves and preferably enhances the Wye Valley National Landscape.</p> <p>It is surprising why low sensitivity is afforded to this site in the 'Site Options and Assessment Report' when the site lies wholly within the AONB designation and which should be afforded highest landscape value level possible.</p>	<p>Accepted.</p> <p>Refer to 10.24 above.</p>	No further change.
10.31			DM8/3	Comment	<p>In respect of proposed site of DM8/3, whilst this site is outside of the Wye Valley National Landscape, it is immediately</p>	<p>This site allocation was deleted following further discussions with HC.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>adjacent and lies within the 'setting' to the National Landscape.</p> <p>The site is relatively open on the eastern boundary due to low hedgerows. There is clearly some potential for impact on the setting of the AONB, although this could be addressed through improved boundary screening and a development would reduce opportunities for views towards higher ground west of the Lugg at entrance to Mordiford.</p> <p>Would strongly encourage that a 'landscape-led' approach be considered at this site and that this is written into the proposed policy wording.</p> <p>Again, we would specify the number of dwellings precisely not indicatively and likewise scale and appearance and landscaping will need appropriate consideration.</p>		
10.32			Site Options and Assessment Report	Comment	From reading the methodology proposed for the Site Options and Assessment Report most recently of November 2023, it states at 2.9 that . given the sensitive nature of landscapes in the neighbourhood area, further assessment and	Noted. The PC regrets this error. The PC made early contact with the AONB offices but did not follow this up	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>discussion with Herefordshire Council and the Wye Valley AONB Management Board is recommended to understand the potential impact of development.</p> <p>To date, as we understand, we have not received any correspondence or engagement with the NDP steering group and would welcome such discussions prior to the NDP being submitted to Herefordshire Council for Regulation 16 consultation.</p>	<p>during the several stages and iterations of plan preparation. There have been several opportunities to comment informally on the policies and proposals in the emerging Draft Plan and these consultations were well publicised locally, but the AONB offices may not have been contacted directly and invited to comment.</p> <p>Representatives of the SG / PC, HC and the PC's planning consultants subsequently met with the AONB and discussed and agreed detailed changes to policies and supporting text.</p>	
10.33	All			Comment	The report also fails to highlight Paragraphs 176/177 (we assume this is the NPPF of 2021 before revised in December 2023 – now paragraphs 182/183) in respect of designated AONBs.	Accepted. The Draft Plan was prepared before the updated NPPF was published. All references to the	<u>Amend NDP.</u> <u>Check and amend all references to the NPPF to refer to the latest version.</u>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						NPPF will be checked prior to submission.	<u>Refer to relevant paras concerning AONBs.</u>
10.34	All				It also appears to omit reference to AONBs under Policy LD1 of Herefordshire Council's Core Strategy.	Not accepted. Policy LD1 is referred to in the Planning Policy Framework box for the Natural Environment chapter on p50.	No change.
10.35			Policy 8/2	No comments.	No comments in respect of inclusion of site DM8/2 Fort House, Upper Dormington as outside AONB designation and not considered to form 'setting' of AONB designation.	Noted.	No change.
10.36			DM9	Support / Comment	DM9 – support Also advise that whilst within the Wye Valley National Landscape, it is close to the Site of Special Scientific Interest of Scutterdine Quarry and within SSSI Risk Impact Zone. Assessment with Natural England would be required under a planning application.	Accepted. Scutterdine Quarry is noted criterion B. NE would be invited to comment as part of the DM process.	No change.
10.37			DM9	Support / Comment	Strongly encourage that the policy ensures that boundary planting is retained and where possible enhanced.	Accepted. Amend Policy as suggested.	<u>Amend NDP.</u> Amend Policy DM9: E. Existing vegetation on site boundaries and landscape

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							<u>features</u> is are retained <u>and where possible enhanced as part of landscaping schemes,</u> and the layout and design minimises visual impact on the surrounding sensitive landscape area.
10.38			DM9	Support / Comment	Again, please refer to our Housing Position Statement which may help to provide further scope for improving the policy.	Noted. Refer to 10.18 above and amendments to DM7.	No change.
10.39			DM10	Support	DM10 – support Our only comment would be to ensure that the Policy is consistent with Paragraphs 182 and 183 of the NPPF (December 2023) in respect of the AONB designation. It may be worthwhile adopting a landscape-led approach.	Accepted. Insert additional wording to refer to the AONB and propose a landscape-led approach.	Amend NDP. Amend Policy DM10: Insert at the beginning: <u>'This site is located within the Wye Valley National Landscape / AONB and therefore development of a new community hall building will be expected to conserve and enhance the area's landscape and scenic beauty and wildlife and cultural heritage. The development will be sensitively located and designed to avoid or minimise adverse effects on the AONB.'</u>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
10.40			DM11	Object	DM 11 – object This policy would appear to be at odds with Policy DM9 in promoting new residential development which will require total reliance on privatised transportation.	Not accepted. Whilst the site is not located close to bus stops it is linked by PROW to Mordiford. The PC continues to promote improved public transport in the NDP area.	No change.
10.41			DM12	Support	DM12 – support Would request that measures could be provided which help to conserve and enhance the AONB designation such as maintenance and enhancement of local green spaces proposed or to the Herefordshire Community Foundation's Wye Valley AONB Community Fund which supports projects that seek to conserve and enhance the local characteristics of wildlife, landscape, land use and community, including social well-being and economic viability, within the Wye Valley AONB and adjoining area (where the majority of benefit is within the AONB). As per Strategic Objective WV-D4 of the Wye Valley AONB Management Plan, the	Accepted. Add proposed measures to the Policy.	Amend NDP. Add to DM12: <u>'Measures which help to conserve and enhance the AONB designation such as maintenance and enhancement of green spaces or support for the Herefordshire Community Foundation's Wye Valley AONB Community Fund'</u>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Management Plan encourages use of S106 and Section 38 agreements and CIL to provide opportunities for developments to contribute to the AONB designation.		
10.42			DM13	Support	DM13 – support It is noted that there are elements within the policy beyond the scope of the planning regime and fall into either building control which may need to be omitted from the NDP.	Not accepted. The policy is supported by HC (see Table 1). The examiner may recommend changes however.	No change.
10.43			DM14	Support	DM14 – support Would advise that the policy is expanded to include consideration on landscape character and visual amenity, particularly for applications within the Wye Valley National Landscape, in terms of the AONB designation and its setting.	Accepted. Amend Policy as suggested.	Amend NDP. Amend Policy DM14: Add further criterion: <u>'Consider landscape character and visual amenity, particularly for applications within the Wye Valley AONB, in terms of the AONB designation and its setting.'</u>
			DM15	Support	DM15 – support No comments to offer	Noted.	No change.

Appendix 1:

**Wye Valley National Landscape - Position Statement: Housing Development in the Wye Valley National
Landscape And Its Setting - England LPAs**

**POSITION STATEMENT: HOUSING DEVELOPMENT IN THE WYE VALLEY NATIONAL LANDSCAPE AND ITS SETTING (ENGLAND
LPAs)**

Wye Valley National Landscape - Position Statement: Housing Development in the Wye Valley National Landscape And Its Setting - England LPAs



Dyffryn Gwy
Tirwedd Cenedlaethol
Wye Valley
National Landscape

POSITION STATEMENT: HOUSING DEVELOPMENT IN THE WYE VALLEY NATIONAL LANDSCAPE AND ITS SETTING (ENGLAND LPAs)

A quick note on terminology

On 22 November 2023, the Wye Valley Area of Outstanding Natural Beauty (AONB), was re-branded as the Wye Valley National Landscape. National Landscapes are designated AONBs. Consequently, the name Wye Valley National Landscape is commonly used throughout this document. However, since 'AONB' remains the legal name for the designation, this term is also used in appropriate places, for example, when referring to the Wye Valley AONB Management Plan, which is a statutory plan, or when directly quoting from older documents. The name used for the partnership associated with the designation is the Wye Valley National Landscape Partnership.

This Position Statement was endorsed by the Wye Valley AONB Joint Advisory Committee at its meeting on 6 November 2023.

PLEASE NOTE: Given the variation of planning regimes between England and Wales, this Position Statement applies to the English side of the Wye Valley National Landscape only. The Wales side of the Wye Valley National Landscape has its own version of this Position Statement (a bilingual version will be produced in due course, in line with Monmouthshire County Council guidelines).

1.0 CONTEXT

1.1 The Wye Valley National Landscape is a landscape whose distinctive character and natural beauty are so outstanding that it is the nation's interest to safeguard it¹. The statutory purpose of AONB designation is to conserve and enhance the natural beauty of the area².

1.2 The Wye Valley National Landscape is a living and working landscape, in which the social and economic well-being of local communities are important considerations. Maintaining vibrant and thriving local communities is essential to the long-term future of the Wye Valley National Landscape. Providing housing that meets the needs of local

¹ Section 82 of the Countryside and Rights of Way Act (2000).
² Defra (2019) Areas of Outstanding Natural Beauty: technical support advice (England) 2019 to 2020.

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communities within the Wye Valley National Landscape plays a significant role in achieving these aspirations.

1.3 However, these aspirations (including housing provision) need to be delivered in a way that is compatible with, and positively contributes to the statutory purpose of designation.

1.4 The outstanding natural beauty of the Wye Valley National Landscape (along with its relative proximity to several cities), makes it a very desirable place to live. This brings with it increased pressure to build more houses. It also potentially results in house prices that are higher than in surrounding areas. This contributes to the housing market within the National Landscape becoming increasingly unaffordable to people with a local connection.

1.5 This is particularly important given that many of the jobs that are essential to (i) conserving and enhancing the natural beauty of the area (e.g. farming and forestry) and (ii) increasing the understanding and enjoyment of its special qualities (e.g. the tourism sector) are relatively and traditionally low paid. These workers, especially young people, are being priced out of the housing market in the landscapes and communities that depend on them.

1.6 As such, the provision of affordable housing that meets the needs of local communities, including the provision of housing that is affordable in perpetuity, should be a high priority in the Wye Valley National Landscape.

1.7 For these reasons, this position statement advocates two over-arching principles for housing development within the Wye Valley National Landscape and its setting:

- Housing development within the Wye Valley National Landscape and, where relevant, in its setting, should be 'landscape-led'.
- Housing development within the Wye Valley National Landscape should be prioritised for local need arising within the Wye Valley National Landscape.

1.8 Key recommendations relating to the 'landscape-led' approach to housing are provided in the Wye Valley National Landscape Partnership Landscape-Led Development Position Statement. As such, this position statement primarily focusses on housing need and affordable housing, although it also briefly addresses the location and design of housing developments.

1.9 With regards to good practice, this position statement has been modelled significantly on approaches adopted by several nationally designated Protected Landscapes, including the Cotswolds National Landscape Housing Position Statement, the South Downs National Park Local Plan, West Oxfordshire Local Plans, Amside &

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Silverdale AONB Development Plan, and the New Forest National Park Local Plan. The Appendices to this position statement provides relevant case studies of these.

2.0 PURPOSE OF THE POSITION STATEMENT

2.1 The primary purpose of Wye Valley National Landscape Partnership Position Statements is to expand on relevant policies and Strategic Objectives within the current Wye Valley AONB Management Plan. They provide context, guidance and recommendations in relation to specific policies and associated issues. They do not create new policies.

2.2 The recommendations within the Position Statements intend to help local authorities, particularly plan-making bodies, as well as relevant stakeholders, including those involved in decision-making and developers to:

- have regard, and positively contribute to the purpose of the AONB designation;
- ensure that the purpose of AONB designation is not compromised by development, and that the outstanding natural beauty of the Wye Valley National Landscape is conserved and enhanced;
- fulfil the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (or, where relevant, National Policy Statements) with regards to AONBs and the factors that contribute to their natural beauty;
- take account of relevant case law;
- have regard to and be consistent with the AONB Management Plan and guidance published by the Partnership;
- emulate best practice in the Wye Valley National Landscape and other protected landscapes;
- develop a consistent and coordinated approach to relevant issues across the whole of the Wye Valley National Landscape and its setting³.

2.3 With regards to housing need and affordable housing, the most relevant strategic objectives of the Wye Valley AONB Management Plan 2021-2026 are WV-D2, WV-D3 and WV-C3.

3.0 STATUS OF THE POSITION STATEMENT

3.1 Position Statements are supplementary to the Wye Valley AONB Management Plan. For development proposals to be compatible with the Wye Valley AONB Management Plan, they should be compatible with the relevant position statements.

³ Three local authority areas overlap with the Wye Valley National Landscape, with each with local authority having its own development plan. It is also noted that Gloucestershire County Council is within the Wye Valley National Landscape.

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3.2 The Wye Valley AONB Management Plan is a material planning consideration in decision-making. However, it must be acknowledged that, in a plan-led planning system, it is the policies of the relevant adopted local authority development plan that have the greatest weight. As such, within this planning system, the hierarchy is as follows⁴:

Decision-making is taken in accordance with the adopted development plan unless material planning considerations indicate otherwise. The adopted development plan comprises the Local Planning Authority Development Plan, and any 'made' Neighbourhood Development Plan.

The Wye Valley AONB Management Plan, like the National Planning Policy Framework, is a material planning consideration but does not form part of the adopted development plan. Wye Valley National Landscape Position Statements and guidance documents supplement the Wye Valley AONB Management Plan.

4.0 ACHIEVING THE RIGHT BALANCE

4.1 The Wye Valley National Landscape Partnership recognises that achieving the right balance, in terms of the quantum and type of housing that should be delivered in the Wye Valley National Landscape and its setting, is a difficult challenge for local authorities, especially where a significant proportion of their area lies within a National Landscape.

4.2 Achieving the right balance is likely to become more challenging, given the pressure on local authorities to allocate and permit more and more homes, combined with a decrease in the number of suitable sites as more of these sites are developed over time.

4.3 We recognise that there may be exceptional circumstances in which major housing developments are permitted in the Wye Valley National Landscape, and/or its setting⁵, that have the potential to have significant adverse effects on the outstanding natural beauty of the AONB designation and/or meet needs arising elsewhere.

4.4 However, we hope this position statement will help to ensure that the right balance can be achieved across the Wye Valley National Landscape, and its setting, with an appropriate quantum and type of housing being delivered in a way that is compatible with

⁴ In England, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." The NPPF (2023) is itself a significant material consideration, although it is acknowledged regarding the presumption in favour of sustainable development under Paragraph 11, particularly in relation to plan-making and decision-making. On Wednesday 13th September 2023, the DUP/PA Secretary of State issued a [written statement](https://www.gov.uk/government/news/secretary-of-state-issues-a-statement-setting-out-a-package-of-measures-to-support-nature-recovery-in-protected-landscapes) setting out a package of measures to support nature recovery in Protected Landscapes. The package includes a commitment to make application through the Levelling Up and Regeneration Act (2023), which will enhance National Park and AONB Management Plans by placing a stronger requirement on partners to contribute to their delivery.

⁵ Refer to Paragraphs 182 and 183, and Footnote 64 of the National Planning Policy Framework (December 2023).

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the purpose of AONB designation and meets the needs of local communities within the Wye Valley National Landscape.

5.0 LOCAL NEED & AFFORDABLE HOUSING

5.1 Housing Need v Housing Requirements

5.1.1 The first step in the process of deciding how many homes need to be planned for in an area is to assess housing need. The revised NPPF, published on 20 December 2023, seeks to enable local authorities, working with their communities, to determine how many homes can actually be built, considering what should be protected in each area.

5.1.2 Although the revised NPPF continues to set an expectation that this assessment should follow the Government's 'standard method,' it also continues to allow for an alternative approach to be used in exceptional circumstances⁶ and further clarity on this has been introduced into the text (in paragraphs 61, 67 and footnote 7). The 19 December 2023 Government response to the Levelling Up and Regeneration Bill: reforms to national planning policy consultation⁷ explains that "the standard method does not present a 'target' in plan-making, and instead it provides a starting point for determining the level of need for the area. It is only after consideration of this, alongside what constraints areas face and the land that is actually available for development, that the decision on how many homes should be planned for is made. We are now confirming that long standing position in the language of the Framework." They also provide information about the constraints that should be considered [when interpreting paragraphs 61 and 67] as set out in paragraph 11b and footnote 7 of the Framework such as areas at risk of flooding and Areas of Outstanding Natural Beauty.

5.1.3 The Secretary of State for Levelling Up, Housing and Communities further confirmed this position in his speech⁸, which dovetailed with the publication of the revised NPPF: "it has always been the case that this number [need assessed by the standard method] was supposed to be advisory for local authorities... those local authorities that have sought to vary the number in order to take account of the need to protect the Green Belt or other areas of environmental, heritage or aesthetic importance have found the Planning Inspectorate invariable attached to the number first thought of, with only very few exceptions". The revised NPPF "now, more clearly, upholds the spirit of the original intention. Local authorities have the comfort of knowing that they need not re-draw the green belt or sacrifice protected landscapes to meet housing numbers."

5.1.4 It is therefore important to note that 'housing need', as calculated using the standard method, still remains an unconstrained assessment of the number of homes

⁶ See Paragraph 61 of the National Planning Policy Framework (December 2023).
<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-framework>
<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation>

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needed in an area⁹. In contrast, establishing the 'housing requirement' for an area requires consideration of 'constraints'¹⁰, including the AONB designation.

5.1.5 As such, there is a clear distinction between 'housing need' and 'housing requirement'.¹¹

5.1.6 National Landscapes still face a further challenge however as the standard method figure is calculated on the local authority area, rather than on the National Landscape area¹¹. Efforts in a local plan therefore to accommodate this district- or unitary-wide housing need figure potentially risk harming the outstanding natural beauty of the Wye Valley National Landscape and its setting, undermining the AONB designation.

5.1.7 The requirement to take account of AONB designation in this process is an important factor in the Government's assertion that planning policies relating to designated AONBs 'may mean that objectively assessed needs cannot be met in full through the plan making process'.¹²

5.1.8 The recommendations outlined in the Wye Valley National Landscape Landscaped Development Position Statement are an important consideration in this process¹³.

5.1.9 Recommendations

- Housing need figures identified using the Government's standard method should not be presented as a 'target' for housing provision. This can be tempered by a clear explanation if housing need cannot be met in full because of 'constraints' e.g. AONB designation.
- Recommendations outlined in the Wye Valley National Landscape Landscaped Development Position Statement should be an important consideration when assessing housing and economic land availability.
- It should be recognised that national planning policies relating to AONBs and other relevant designations, may mean it is not possible to meet objectively assessed needs for development in full through the plan-making process.
- Consideration should be given to whether the constraints relating to the AONB designation merits exceptional circumstances which may justify an alternative approach to the standard method for assessing housing need.

⁹ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation> Paragraph 001

¹⁰ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation> including paragraphs 002, 010, 012, 013, 014, 015, 016, 021 and 022.

¹¹ Paragraphs 61 and 67 of the National Planning Policy Framework (December 2023).

¹² <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation> Question 6 – Government response states that changes to the NPPF are designed to remove ambiguity from existing policy and clarify what is meant by exceptional circumstances, including a non-exhaustive list of examples, and how the outcomes of the standard method should be considered when establishing housing requirements. Supporting guidance to provide further clarity is expected in due course.

¹³ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation> Paragraph 041

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5.2 Insufficient Sites/Broad Locations to Meet Needs

5.2.1 If objectively assessed needs cannot be met in full, factoring in constraints, Government guidance states that it will be important to establish how needs might be met in adjoining areas, although it is important to avoid hard development edges along the boundary of the Wye Valley National Landscape. The guidance goes on to state that if, following this, needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination¹⁴.

5.2.2 It is important that the setting of the AONB designation is also not adversely impacted and efforts to avoid development within the National Landscape does not inadvertently lead to hard development edges along the boundary of the National Landscape.

5.2.3 Recommendation

- If AONB-related designation constraints mean that objectively assessed needs cannot be met in full, local authorities should seek to identify how these needs may be met within other areas of the local authorities' control, or in partnership with neighbouring local authorities.

5.3 Accommodating Unmet Needs, arising elsewhere, within the Wye Valley National Landscape

5.3.1 Relevant to the provision of housing, three local planning authority areas are within the Wye Valley National Landscape – Herefordshire Council, Forest of Dean District Council, and Monmouthshire County Council (Gloucestershire County Council also have areas falling within the Wye Valley National Landscape but are not responsible for planning decisions relating to housing)¹⁵. As well as meeting their own housing needs, all local authority areas are required (through the duty to cooperate and statements of common ground) to accommodate unmet needs arising in adjoining local authority areas. If this situation arises, this could add pressure for more housing within the local authority area, including the Wye Valley National Landscape.

5.3.2 Within the local authority areas that overlap the Wye Valley National Landscape, there are locations where the AONB boundary designation provides a clear delineation between the built environments of settlements that are adjacent to the Wye Valley

¹⁴ <https://www.gov.uk/guidance/developing-the-national-landscape>, Paragraph 203.
¹⁵ Gloucestershire is a two-tier county, with the County Council responsible for planning applications related to mineral working and associated development, and the disposal of waste, whereas other planning applications are determined by Forest of Dean District Council.

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National Landscape and relatively undeveloped land within the Wye Valley National Landscape. There is often pressure to, in effect, extend the built environment of these settlements into the Wye Valley National Landscape.

5.3.3 However, Government guidance makes it clear that due to their designation, AONBs 'are unlikely to be suitable areas for accommodating unmet needs arising from adjoining (non-designated) areas'¹⁶.

5.3.4 The Wye Valley National Landscape is unlikely to be a suitable area for accommodating unmet needs from adjoining local planning authority areas that do not overlap the AONB designation even if the overlapping local authorities have to accommodate this unmet need. The same principle should apply for unmet needs arising from developed areas that are adjacent to the Wye Valley National Landscape, and which are in the same local planning authority area as the Wye Valley National Landscape. It is unlikely that it would be appropriate to extend the built environment, of adjacent settlements into the Wye Valley National Landscape.

5.3.5 Government guidance does not define 'unlikely' in this context. Thus, it may be appropriate to apply the requirements of paragraph 183 of the revised NPPF, relating to major development, in this regard.

5.3.6 Recommendations

- Where a local planning authority area, that is located within the Wye Valley National Landscape, is required to accommodate unmet needs from neighbouring local authorities (including as part of a joint plan), this unmet need should not be factored into housing provision in the Wye Valley National Landscape at either plan-making or decision-making stages.¹⁴
- Housing developments that would extend the built environment of settlements adjacent to the Wye Valley National Landscape into the Wye Valley National Landscape should not be allocated or permitted.¹⁴
- ¹⁴ - Except in exceptional circumstances and where it can be demonstrated that it would be in the public interest to do so. It may be appropriate to apply the requirements under paragraph 183 of the NPPF, relating to major development, in this regard, referring to the AONB designation.

5.4 Affordable Housing

¹⁶ <https://www.gov.uk/guidance/developing-the-national-landscape>, Paragraph 241.

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5.4.1 Strategic Objective WV-C3 of the Wye Valley AONB Management Plan 2021-2026, supports the development of affordable housing appropriate to local need in the National Landscape.

5.4.2 There are several reasons for prioritising the provision of affordable housing in the Wye Valley National Landscape. For example, the outstanding natural beauty of the Wye Valley National Landscape makes it a desirable place to live. As a result, housing may be more expensive and less affordable than in areas outside the AONB designation.

5.4.3 Government guidance recognises that National Parks, at least, 'are not suitable locations for unrestricted housing'¹⁷. Similarly, the Government's Planning White Paper (2020) states that 'the whole purpose of National Parks would be undermined by multiple large scale housing developments'¹⁸. Instead, 'the expectation [in National Parks] is that new housing will be focussed on meeting affordable housing requirements, supporting local employment opportunities and key services'¹⁹.

5.4.4 As such, it would be logical to apply the same principles, outlined above for National Parks, in AONBs as well, including the Wye Valley National Landscape²⁰.

5.4.5 The need to provide more affordable housing is also addressed in the proposals of the Government-commissioned Landscape Review Final Report (commonly referred to as the Glover Review/Report)²¹.

5.4.6 Recommendation

- Housing provision in the Wye Valley National Landscape should be focused on – and prioritise – meeting affordable housing requirements.

5.5 Affordable in Perpetuity

5.5.1 The term 'affordable housing' covers various types of affordable housing, some of which are intended to be affordable in the longer term (i.e. in perpetuity), and some of which are not²².

5.5.2 The Government guidance for National Parks, referred to above, specifies that National Park Authorities should work to 'ensure that ... affordable housing remains so in

¹⁷ Delta (2010) English National Parks and the Broads – UK Government Vision and Circular 2010, Paragraph 76.
¹⁸ Ministry of Housing Communities and Local Government (2020) White Paper: Planning for the Future, Paragraph 2.25.
¹⁹ Delta (2010) English National Parks and the Broads – UK Government Vision and Circular 2010, Paragraph 76.
²⁰ Paragraph 102 of the National Planning Policy Framework (December 2020).
²¹ Delta (2019) Landscapes Review Final Report - Proposal 18: A New National Landscapes Housing Association to build affordable homes.
²² Annex 2: Glossary of the National Planning Policy Framework (2021) provides a helpful definition for affordable housing, to be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021.

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the longer term²³. The Landscapes Review Final Report reiterates this point, stating that 'National Parks, as planning authorities, should consider using their powers to set conditions on new housing to ensure it remains affordable'²⁴. This focus on housing that is affordable in perpetuity is reflected in many National Park Local Plans (see Appendix 2 for relevant case studies), with social rented housing being a particular priority. Community Land Trusts are also becoming increasingly common to identify and provide housing that is affordable in perpetuity²⁵.

5.5.3 As explained in the 'Affordable Housing' section, given the designation, designated AONBs have the same status of protection as National Parks. In terms of conserving and enhancing landscape and scenic beauty. It is logical to apply the same principles in the National Landscape.

5.5.4 If housing does not remain affordable in perpetuity, this will either lead to a reduction in the stock of affordable housing or will require the building of additional affordable housing to compensate for this reduction. As such, disproportionately more new housing would be required in a scenario where housing does not remain affordable in perpetuity. This would not be compatible with the requirement to limit the scale and extent of development in the Wye Valley National Landscape.

5.5.5 The Wye Valley National Landscape Partnership acknowledges that the Government sets certain requirements on the types of affordable housing that should be provided in new housing developments, not all of which are affordable in perpetuity. We also acknowledge that the type and tenure of new housing should reflect locally identified need. However, within these requirements, there remains scope to prioritise and set conditions for housing that is affordable in perpetuity.

5.5.6 Recommendation

- Within the context of Government requirements and locally identified need, priority should be given to the provision of housing that is affordable in perpetuity, including social rented housing.

5.6 Local Connection

5.6.1 In the Wye Valley National Landscape, there are three 'choice-based lettings' (CBL) schemes that allow applicants to search, apply and bid for social rented properties

²³ Delta (2010) English National Parks and the Broads – UK Government Vision and Circular 2010, Paragraph 79.
²⁴ Delta (2019) Landscapes Review Final Report, Supporting text for Proposal 15: A New National Landscapes Housing Association to build affordable homes.
²⁵ Paragraph 73 of the National Planning Policy Framework (December 2023).

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in their own local authority area – Home Point in Herefordshire, Homeseeker Plus in the Forest of Dean, and Homesearch in Monmouthshire.

5.6.2 All three schemes operating within the Wye Valley National Landscape include some condition for local connection (usually to the local authority area)²⁶. Additional local connection criteria may then also be applied for properties in rural villages where there can be shortages of housing sites with planning conditions. However, the approach is inconsistent between the schemes.

5.6.3 The Wye Valley National Landscape Partnership supports the priority given to local connection in CBL schemes. This is because we consider that this approach:

- helps to limit the scale and extent of new housing (by limiting the demand for affordable housing, within the Wye Valley National Landscape, from applicants that do not have a local connection); and
- is compatible with the duty to foster the social well-being of local communities, within the National Landscape.

5.6.4 It is worth noting that local connection (in terms of residence) is also, inherently, a feature of rural housing need surveys as the data in these surveys relates to households within a specific parish.

5.6.5 Recommendation

- The local connection requirement of Choice-Based Letting (CBL) schemes should be applied consistently across the Wye Valley National Landscape.

5.7 Affordable Housing Provision

5.7.1 Another important consideration is the percentage of affordable housing that should be provided in housing developments.

5.7.2 In many protected landscapes nationally:

- market-led housing developments are required to provide 50% affordable housing;
- for Rural Exception Sites (RES), there is an expectation that such sites will deliver 100% affordable housing (or, at least, a minimum of 75% affordable housing where 100% is not viable)²⁷.

²⁶ Section 199 of the Housing Act 1996 specifies that someone has a local connection with the district of a local authority housing authority if they have a connection with it: a) because they are, or in the past were, normally resident there, and that residence is or was of their own choice; b) because they are employed there; c) because of family associations; or d) because of special circumstances.

²⁷ The Partnership is aware of RES permitted for development in the Wye Valley National Landscape with the percentage of affordable housing as low as 50%. We consider this to be closer to the level that should be provided in market housing schemes. This level in a RES undermines the purpose of allowing such development, on sites where housing would not normally be permitted, which is to

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- provision of affordable housing is sought for residential developments of 5 units or fewer²⁸.

5.7.3 Appendix 2 provides examples of 'good practice' case studies. In some protected landscapes, such as Arnside & Silverdale National Landscape, 50% affordable housing is required for developments of two or more dwellings²⁹.

5.7.4 The Wye Valley National Landscape Partnership supports these measures for several reasons. For example, having a high percentage of affordable housing will reduce the total number of houses that need to be built to meet locally identified affordable housing need³⁰. This, in turn, would help to ensure that the scale and extent of development in AONB is limited, as required in paragraph 182 of the revised NPPF (2023). The higher price tag associated with housing in protected landscapes is another factor in justifying a higher percentage of affordable housing in these areas.

5.7.5 It is also worth noting that the Landscapes Review Final Report recommends that 'local planning authorities in AONBs should also make use of the provision that allows them to demand on-site affordable housing contributions on all sites, including developments of five homes or fewer'³¹.

5.7.6 We acknowledge that the viability of such options would need to be tested in viability assessments.

5.7.7 Recommendations

- At plan-making stage, consideration should be given to setting policies for affordable housing provision in the Wye Valley National Landscape that requires:
 - at least 50% affordable housing in market housing developments;
 - on-site affordable housing provision for housing developments of two dwellings and above (rather than the 5+ that is currently the general expectation) and
 - 100% affordable housing on Rural Exception Sites, with a lower percentage only being permitted in exceptional circumstances and the absolute minimum being 75%.

meet locally identified affordable housing needs, it also allows for excessive levels of market housing on such sites, which would not be appropriate in a protected landscape.

²⁸ This makes use of the provision in paragraph 65 of the National Planning Policy Framework (December 2023), which allows for affordable housing to be required in residential developments of 5 units or fewer in designated rural areas, which by definition includes designated Areas of Outstanding Natural Beauty.

²⁹ Lancaster City Council and South Lakeland District Council (2019) Arnside & Silverdale National Landscape Development Plan Document, Adopted version 29 March 2019, Policy AG03 – Housing Provision.

³⁰ For example, the affordable housing need identified in rural housing need surveys.
³¹ Delta (2019) Landscapes Review Final Report, Proposal 15: A New National Landscapes Housing Association to build affordable homes.

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³⁰ Lancaster City Council and South Lakeland District Council (2019) Arnside & Silverdale National Landscape Development Plan Document, Adopted Version 29 March 2019, Policy A503 – Housing Provision.

³¹ For example, the affordable housing need identified in rural housing need surveys.

³² Derry (2019), Landscapes Review Final Report, Proposal 10: A New National Landscapes Housing Association to build affordable homes.

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5.8 Evidence of Local Need Arising Within the Wye Valley National Landscape

5.8.1 As outlined earlier, we acknowledge that the Government's standard method is the starting point for calculating housing need in a local authority area. This housing need figure is then 'filtered' through the assessment of housing and economic land availability. This assessment, which takes account of relevant constraints, including AONB designation, leads to a housing requirement figure. This housing requirement figure, together with the settlement hierarchy, then forms the basis of the spatial strategy for housing provision, as set out in the Local Plan. These spatial strategies sometimes identify the housing requirement for specific sub-areas or even individual settlements, which subsequently informs the development of Neighbourhood Development Plans (NDPs).

5.8.2 Within this process, we encourage local authorities and other stakeholders to have regard to Strategic Objective WV-C3 of the Wye Valley AONB Management Plan 2021-2026, which supports the development of affordable housing appropriate to local need in the Wye Valley National Landscape. Given Strategic Objective WV-C3 prioritises affordable housing, priority should be given to the provision of affordable housing. A key consideration, in this context, is whether there is robust evidence of local affordable housing need arising from within the Wye Valley National Landscape.

5.8.3 Within this context, we consider that robust evidence of local affordable housing need arising from within the Wye Valley National Landscape includes:

- an up-to-date (rural) housing needs survey for parishes where housing is being considered³²;
- validated choice-based lettings system data where there is a local connection to – and preference for – the relevant parish/settlement (albeit with the caveats outlined later in this position statement);
- housing allocations, that address affordable housing need, in the relevant Neighbourhood Development Plan.

5.8.4 Where evidence of need arising within the wider Wye Valley National Landscape is being considered (i.e. beyond the level of the individual settlement/parish), this should be limited to the section of the Wye Valley National Landscape that lies within the relevant local authority area. In other words, it should not include evidence of need arising within the Wye Valley National Landscape in other local authority areas³³.

³² Ideally, where a parish overlaps with the boundary of the Wye Valley National Landscape, there should be some consideration of the extent to which the identified need arises within, or outside, the AONB designation (at least when the data is being applied to a particular housing proposal). See also the guidance and recommendations in this position statement relating to needs arising in adjacent, non-designated areas.

³³ It also makes sense for the evidence of need to not extend beyond the relevant authority area, given that evidence of housing need is normally based on data specific to the individual local authority and the different approaches to housing need analysis and CBL Schemes between the authorities. This issue is particularly relevant in the absence of a spatial housing strategy for the Wye Valley

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5.8.5 Recommendations

- At the plan-making stage, plan-making bodies should have regard to robust evidence of affordable housing need arising within the Wye Valley National Landscape (as defined above) when assessing potential housing allocations.
- At the development management stage, housing development proposals:
 - within the settlement boundary, should have regard to robust evidence of affordable housing need arising within the Wye Valley National Landscape (as defined above);
 - outside the settlement boundary, or equivalent, should be based on robust evidence of affordable housing need arising within the Wye Valley National Landscape (as defined above).

5.9 Rural Housing Need Surveys

5.9.1 As outlined above, rural housing need surveys (HNS) form an important part of the evidence base for potential housing developments. However, little weight is given to such surveys if out-of-date (i.e. more than five years old). Without this evidence base, more weight is likely to be given to the unitary or district-wide housing requirement figure (or even the housing need figure), which could potentially result in a larger number of houses being built.

5.9.2 Given the provision of affordable housing that meets local needs is a key priority in the Wye Valley National Landscape, it may be appropriate to prioritise HNS.

5.9.3 Recommendations

- Housing need surveys should be kept up-to-date, particularly for parishes within the Wye Valley National Landscape, where housing is likely to be allocated (for example, settlements higher up the settlement hierarchy) and/or, where there is strong developer interest in new residential development.
- Housing need surveys should be carried out on a five-year rolling programme.

5.10 Choice Based Lettings Systems

5.10.1 As outlined above, data from the three choice-based lettings systems (CBL) – Home Point, Homesearch and Homeseeker Plus – used by the three local authorities form

National Landscape, as a whole. Please also refer to the guidance and recommendations in this position statement relating to unmet needs arising in other local authority areas.

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an important part of the evidence base for potential housing developments. However, there are acknowledged limitations in these systems regarding the data held, and this enables – albeit inadvertently – potential misinterpretation to present inflated affordable housing need figures. For example, some may not capture a Homeseekers' preference to remain or live in a particular parish, i.e. the registrant has noted simply that they live in the parish and wish to move. It may fail to identify applicants who may have already moved or who no longer have a housing need.

5.10.2 CBL system data should therefore not be used explicitly as a measure of affordable housing need. It may be more appropriate to cross-reference this data first with other evidence of affordable housing need, such as housing needs survey data.

5.10.3 The flowchart in Appendix 3, provides an illustration of the type of analysis that should be applied to data extracted from a CBL scheme register for it to provide effective evidence reports for use in decision making.

5.10.4 Recommendation

- Data from choice-based lettings systems should not be used explicitly as a measure of affordable housing need unless the data has been verified and there is a clear local connection to – and preference for – the settlement in question.

5.11 Second Homes

5.11.1 Second home ownership and buy to let can remove housing from the market that could otherwise be made available to first-time homeowners, and the resulting increased demand within a reduced pool of housing stock can inflate house prices, worsening affordability. This issue can be particularly challenging in protected landscapes, such as the Wye Valley National Landscape, whose outstanding natural beauty makes them very desirable places to visit and holiday in. This issue is recognised as being sufficiently significant in some protected landscape areas that it is explicitly addressed in Local Plan policies. For example, Policy HC-S4 of the Exmoor National Park Local Plan requires new market housing to be 'principal residence' housing³⁴.

5.11.2 Recommendation

- When plan-making bodies are reviewing their development plans, they should consider setting policies that ensure that new, and change of use to, market housing in the Wye Valley National Landscape is used as a 'principal residence' rather than as a second home or holiday home/let.

³⁴ https://www.exmoor-nationalpark.gov.uk/data/assets/pdf_file/0027/63776/Part-5-Achieving-a-Thriving-Community.pdf, Page 163.

6.0 LOCATION & DESIGN

6.1 Context

6.1.1 The Government's planning practice guidance states that 'all development in ... AONBs will need to be located and designed in a way that reflects their status as landscapes of the highest quality'³⁵. This guidance also states that poorly located or designed development in the setting of AONBs 'can do significant harm' to the landscape and scenic beauty of AONB designation. It adds that 'development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account'³⁶. The latest NPPF also introduces a new emphasis on beauty and placemaking; 'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking)'.³⁷

6.2 Location

6.2.1 As outlined in the Wye Valley National Landscape Landscape-led Development Position Statement, proposals should be genuinely landscape-led throughout all stages of the planning process.

6.2.2 Another key consideration is locating new housing development close to essential services and facilities, to reduce/minimise reliance on car use to access these services and facilities. In other words, focussing housing development on settlements higher up the 'settlement hierarchy'. The need to protect and conserve the significance of heritage assets and their setting, as well as historic landscape characterisation and relevant evidence-based documents should also be considered.

6.2.3 Recommendations

- New residential development should not be located in areas where there is potential for unacceptable harm to the Wye Valley National Landscape or its setting. Decision-making at plan making or development management stages should always follow the principles of landscape led development.
- New residential development should be focussed on areas with a good level of services and facilities, and have a good level of opportunities to access them through a range of active travel modes, reducing car use dependency.

6.3 Design

³⁵ <https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/1364866/Planning-Practice-Guidance-2021.pdf>, Paragraph 041.
³⁶ <https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/1364866/Planning-Practice-Guidance-2021.pdf>, Paragraph 042.
³⁷ Paragraph 20 of the National Planning Policy Framework (December 2023).

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6.3.1 The value of the Wye Valley National Landscape relies in part on the standard and character of the buildings within it. It is the responsibility of all potential developers to ensure that each development adds value to the Wye Valley National Landscape through good design. Several key Features and Special Qualities³⁵ [SQs] within the Wye Valley AONB Management Plan relate directly to the design of housing, including:

- Distinctive 'villagescapes', including conservation areas, listed buildings and local features, that define a 'sense of place' in the settlements;
- Rural character and scale of settlements contribute to local distinctiveness, landscape character and sense of tranquillity;
- High-quality built environment characterised by numerous distinctive features, such as settlement patterns, landmark buildings, garden layouts, boundary elements and planting traditions;
- There is no single building style, type of material or pattern of development in the protected landscape, reflecting the varying geology and topography. This creates a range of styles that give character and distinctiveness to different parts of the area. Lack of attention to details can harm the Special Qualities of the AONB designation and diminish the distinctiveness of its built heritage; and
- Listed buildings and Conservation areas.

6.3.2 The Special Qualities are reflected in numerous Strategic Objectives within the Wye Valley AONB Management Plan 2021-2026.

6.3.3 To sustain natural beauty it is important to ensure that future development is locally characteristic and distinctive, in terms of its design, siting and the materials used. There are many different styles of building that give character and distinctiveness to different parts of the area. Lack of attention to issues such as local design, layout, scale, and materials can harm the special qualities of the Wye Valley National Landscape and diminish the distinctiveness of the built environment. The loss of specimen trees, stone walls, hedgerows and other landscape elements associated with development can also degrade local character and distinctiveness.

6.3.4 A key reference point for the design of new residential development are design guides and guidance. There is not, currently, one over-arching design guide for the whole of the Wye Valley National Landscape. However, the advancement of design codes should build a design vision, such as a masterplan or other design and development framework for a site or area, including emerging Local Plan/NDP policies.

6.3.5 An increasingly important consideration will be the extent to which new residential development incorporates energy conservation and renewable energy measures. This

³⁵ See Statement of Significance, Vision and Tables 2 & 8 of the Wye Valley AONB Management Plan 2021-2026 for more information on relevant Features and Special Qualities.

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should be done in a way that is compatible with the purpose of conserving and enhancing the natural beauty of the Wye Valley National Landscape and the AONB designation.

6.3.6 Where new residential development is proposed in 'open countryside locations' - for instance, barn conversions or individual housing on greenfield sites requiring outstanding design standards - design, materials and location should be given careful consideration as they, individually and cumulatively, affect local distinctiveness, special qualities, features of the landscape and visual effects, as well as effects on wildlife, which undermines tranquillity, and all of which underpin the AONB designation.

6.3.7 Recommendations

- New residential development in the Wye Valley National Landscape should:
 - respect locally distinctive characteristics of the existing settlement;
 - respect the relevant Features and 'Special Qualities' of the Wye Valley National Landscape;
 - be consistent with relevant policies of the Wye Valley AONB Management Plan;
 - be consistent with Wye Valley National Landscape Position Statements and Guidance Documents;
 - consider opportunities for people to travel and access services by a range of transport modes, reducing car use dependency;
 - consider the significance of the historic environment, heritage assets, both designated and non-designated, and their setting;
 - account for emerging design codes and guidance;
 - protect Grade 1 and 2 agricultural land; and
 - where new residential development is proposed in 'open countryside locations' for instance, barn conversions or individual housing on greenfield sites requiring outstanding design standards; consider design, materials and location, as they individually and cumulatively affect local distinctiveness, special qualities, features of the landscape and visual effects, as well as effects on wildlife, which undermines tranquillity, and all of which underpin the AONB designation.
- All open market and affordable housing should positively contribute to a sense of place through character and high-quality design.
- The use of Community Infrastructure Levy (CIL), where adopted, should be derived from new housing developments, for enhancing the natural environment within the Wye Valley National Landscape.
- The requirement for all landscape assessments – whether undertaken in support of a specific planning application or an allocation at the plan making stage – should be

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based on evidence on landscape and visual matters. In practice, judgements should be supported by clear reasoning, which is linked to evidence, to inform design.

7.0 SUPPORTING INFORMATION

7.1 In addition to the 'footnotes' provided throughout, this Position Statement is supported by several appendices (as a separate document), which provide:

- Extracts from the UK Government's guidance on 'Housing and Economic Land Availability Assessment' (Appendix 1).
- Case studies of good practice (Appendix 2).
- A flowchart illustrating the extent to which CBL data equates to convincing evidence of need within a specific settlement (Appendix 3).

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APPENDIX 1. EXTRACTS FROM THE GOVERNMENT'S GUIDANCE ON HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

Reference (as of December 2023): <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

The Government's guidance on 'Housing and economic land availability assessment' makes the following, helpful points in relation to AONB-related considerations and potential constraints on the suitability, availability or achievability of potential housing sites or broad locations for housing:

Paragraph 002: Plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area.

Paragraph 010: Identified sites, which have particular constraints (such as Green Belt), need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development.

Paragraph 012: A 'call for sites' will need to set out the information sought from respondents, which could include ... constraints to development.

Paragraph 13: Plan-makers can assess potential sites and broad locations prior to a more detailed survey to [inter alia]:

- obtain a better understanding of what type and scale of development may be appropriate;
- gain a more detailed understanding of deliverability, any barriers and how they could be overcome.

Paragraph 015: During the [initial] site survey the following information can be recorded ... [inter alia]:

- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraints.

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Paragraph 018: A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

Paragraph 018: When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as [inter alia]:

- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;

Paragraph 021: Where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site.

Paragraph 025: If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing [statements of common ground](#), and in accordance with the [duty to cooperate](#). If following this, needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination.

APPENDIX 2. CASE STUDIES

- Case Study 1: West Oxfordshire Local Plan – Evidence of Need
- Case Study 2: South Downs Local Plan
- Case Study 3: Armside & Silverdale AONB Development Plan Document
- Case Study 4: New Forest National Park Local Plan
- Case Study 5: Bridport Cohousing Microgrid, Hazlemead, Dorset (Dorset AONB)

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CASE STUDY 1. WEST OXFORDSHIRE LOCAL PLAN – EVIDENCE OF NEED

The West Oxfordshire Local Plan provides a useful case study of how and why housing needs arising within an AONB (in this case the Cotswolds National Landscape), and in particular, why affordable housing needs should be taken into account in the Local Plan process.

As part of the evidence base for the West Oxfordshire Local Plan, West Oxfordshire District Council identified a 'broadly indicative minimum housing need' for the Burford-Charlbury sub-area³⁹ for the 2015-31 plan period. However, the planning inspector, in his report on the examination of the Local Plan⁴⁰, stated that:

- whilst this is useful evidence as a starting point, it merely indicates the likely implications of various levels of housing growth for the sub-area's population and resident labour force. Neither it nor any other substantive evidence before the Examination identifies a housing requirement figure for the Burford – Charlbury sub-area which appropriately reflect needs, constraints, relevant national policy and the key issues for development and transport detailed in the Cotswolds AONB Management Plan⁴¹
- moreover, in the absence of a specific housing need figure for the sub-area, it is not possible to identify that new dwellings, over and above existing completions and commitments, are as a matter of principle, necessary specifically in the context of the AONB or the Burford – Charlbury sub-area⁴².

The inspector concluded that 'in the absence of a housing need figure for the Burford – Charlbury sub-area and in the particular housing land supply circumstances of West Oxfordshire as a whole at the present time', 'the allocation in the plan of housing sites, and the reliance on additional windfall housing development, in the Burford – Charlbury area, over and above existing completions and commitments, would not be sound.'

It is evident that, in reaching this conclusion, the planning inspector acknowledged that there was already a commitment for a substantial amount of new housing in the sub-area and that the anticipated district-wide housing supply figure was already 99.5% of the district-wide housing requirement figure. The implication of this is that if there wasn't already a significant housing commitment within the National Landscape sub-area and / or if the anticipated District-wide housing supply figure wasn't close to the district's housing requirement figure then the inspector may have been more inclined to consider further allocations in the AONB sub-area. It is also worth noting that the planning inspector stated that his conclusion in relation to allocations in the Burford-Charlbury

³⁹ This sub-area broadly matched the section of West Oxfordshire District that lies within the Cotswolds National Landscape.

⁴⁰ Planning Inspectorate's (2016) Report on the Examination of the West Oxfordshire Local Plan 2031.

⁴¹ As above – Paragraph 216.

⁴² As above – Paragraph 219.

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sub-area *does not mean that development of further new housing in the Burford – Charlbury sub-areas would necessarily be inappropriate*⁴³.

However, it is also evident that the lack of a housing need figure specifically for the part of the local authority area that lies within the Cotswolds National Landscape was a key factor in the planning inspector finding the proposed housing allocations unsound. In its own Housing Position Statement and associated Appendix document, the Cotswold National Landscape Board considers that, even where there is a potential housing shortfall (compared to objectively assessed needs), it would still be appropriate for the LPA to identify the amount of housing for the National Landscape sub-area that would *appropriately reflect needs, constraints, relevant national policy and the Cotswolds AONB Management Plan*. It considers that this information should be an important component of the evidence base in determining the housing requirement figure for the National Landscape sub-area. Further, they propose that this principle should apply even when LPA-commissioned landscape and heritage assessments have concluded that potential allocations are potentially suitable for development (as was the case with the proposed allocations in the Burford-Charlbury sub-area).

If West Oxfordshire had had a housing requirement figure for the National Landscape sub-area that reflected these considerations and had put forward proposed allocations that were consistent with this approach, then the planning inspector would have been more likely to deem the proposed allocations as being sound. If they had been found sound then there would be less opportunity for speculative – and potentially damaging – windfall development proposals within the National Landscape, as windfall developments would have played a less significant component of overall housing supply.

Therefore, having an appropriate housing requirement figure specifically for an AONB/ National Landscape section of a local authority area can potentially:

- (i) increase the likelihood of potential allocations that align with this figure being deemed to be sound and;
- (ii) help to reduce the risk of potentially damaging speculative windfall development proposals within the AONB/National Landscape.

With regards to windfall development in the Cotswolds National Landscape, the West Oxfordshire Local Plan states that:

- *Within the Cotswolds AONB, windfall housing proposals on undeveloped land adjoining built up areas ... will only be supported where there is convincing evidence of a specific local housing need such as needs identified through a*

⁴³ As above – Paragraph 220.

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*neighbourhood plan or affordable housing needs specific to a particular settlement for example through a rural exception site*⁴⁴. (N.B. Underlining added for emphasis).

The Cotswold National Landscape Board has strongly supported this approach, for example, by using it as a key reason for objecting to the proposed development of 68 dwellings in Stonesfield, West Oxfordshire. The Board was also a Rule 6 party in the planning appeal inquiry for this development ([APP/DX125/W/18/2085611 in 2019](#)). Following the positive outcome of this planning appeal, in which the appeal was dismissed, and the developer decided to withdraw their proposed High Court challenge to this appeal decision, The Cotswold National Landscape Board declare that there is even more justification for advocating the West Oxfordshire Local Plan approach across the wider area of the Cotswolds National Landscape.

CASE STUDY 2: SOUTH DOWNS LOCAL PLAN⁴⁵

Paragraph 7.18 (Housing): Provision of housing to meet local needs is crucial to ensure the sustainability and vitality of communities within the national park ... However, the provision of housing should not be at the expense of a nationally protected landscape. The NPPF cites national parks as areas where development should be restricted and objectively assessed need not met.

Paragraph 8.5 (Need for the Development): There is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and the overarching ecosystem services led approach.

⁴⁴ West Oxfordshire District Council (2018) West Oxfordshire Local Plan 2031, Paragraph 5.39.
⁴⁵ South Downs National Park Authority (2019) South Downs Local Plan 2014-2033.

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Strategic Policy SD28: Affordable Homes

1. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:

- a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure.
- b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes	Meaningful financial contribution, to be negotiated case-by-case
4 – 5 homes	1 affordable home
6 – 7 homes	2 affordable homes, at least 1 of which is a rented affordable tenure
8 homes	3 affordable homes, at least 1 of which is a rented affordable tenure
9 homes	3 affordable homes, at least 2 of which is a rented affordable tenure
10 homes	4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 4 to 10 net dwellings will provide affordable housing on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

- 2. Where, exceptionally, provision of affordable housing which complies with Part 1 of this policy is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.
- 3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.
- 4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CILs where applicable.
- 5. Developers may not circumvent this policy by artificially subdividing sites.

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Strategic Policy SD29: Rural Exception Sites

1. Proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:
 - a) Affordable housing is provided in perpetuity;
 - b) The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;
 - c) The scale and location relates well to the existing settlement and landscape character; and
 - d) It is shown that effective community engagement has led into the design, layout and types of dwellings proposed.
2. The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.
3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CDS where applicable.

CASE STUDY 3: ARNSIDE & SILVERDALE AONB DEVELOPMENT PLAN DOCUMENT⁴⁶

Paragraph 3.1.4: Given the difficulties in apportioning the OAN [Objectively Assessed Needs], and the emphasis on the capacity of the landscape to accommodate development within the AONB, the Councils have concluded, taking advice from relevant Counsel and organisations such as Planning Advisory Service, that it is not necessary to identify a specific housing requirement for the AONB. In the AONB, the priority should be to meet identified affordable and other local housing needs within the capacity of the landscape.

Paragraph 3.1.6: Some housing needs may be met outside the AONB if suitable sites are not available within. This includes where development could not take place without harm to the statutory purpose of the AONB.

Paragraph 3.1.7: In line with the landscape-capacity led approach, the Councils have not sought to set targets for amounts of development to be achieved. This would require a particular quantum of development to be delivered regardless of its impacts upon the

⁴⁶ South Lakeland District Council and Lancaster City Council (2019) Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) – Adopted Version, 28 March 2019. This is the first DPD for an AONB in the country.

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designated landscape. Instead, the Development Strategy ensures that only development that can be accommodated without harm to the AONB's primary purpose will be permitted, whilst maintaining a positive approach, recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where opportunities for regeneration and redevelopment can be delivered.

Paragraph 4.1.3: A requirement for 50% of new homes to be affordable is justified because the AONB is a sensitive landscape protected at a national level. It is inappropriate to use those sites that are suitable for development in the AONB to deliver development that does not help to meet local affordable or other local needs. Doing so would mean that those needs would remain unmet and more sensitive sites would have to be developed in order to meet the needs, causing harm, and compromising the primary purpose of the AONB designation.

AS03 – Housing Provision

Within the Arnside & Silverdale AONB, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current AONB housing needs evidence at the time of the application. Proposals for new housing development of two or more properties will be supported where they deliver no less than 50% affordable housing. Only where this is demonstrably unachievable will a lower percentage be acceptable. In assessing the level and type of affordable housing provision on each site, the Councils will have regard to site viability, individual site costs, other scheme requirements, and the guidance on affordable housing provision set out in Appendix 4.

Meeting the affordable housing requirement by commuted sums rather than by the provision of housing on site will be exceptional and require justification on a case-by-case basis.

Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual development opportunities. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.

CASE STUDY 4: NEW FOREST NATIONAL PARK LOCAL PLAN⁴⁷

Policy SP27: Affordable housing provision within the Defined Villages and on allocated sites

50% of net dwellings ... will be provided as affordable homes to meet local needs. In practice,

⁴⁷ New Forest National Park Authority (2019) New Forest National Park Local Plan 2016-2036.

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- a) on developments of 1 – 2 net new dwellings, no affordable housing will be sought;
- b) on developments of between 3 – 10 net new dwellings, a target of 50% affordable housing will be sought on site. Exceptionally, at the discretion of the National Park Authority, financial contributions in lieu of on-site provision will be accepted on smaller sites;
- c) on development sites of 11 dwellings or more, a target of 50% affordable housing will be sought on site.

The layout and design of affordable housing will be appropriately integrated into each development. Local connection criteria will be applied to affordable housing to ensure local needs are met.

The tenure (social and affordable rented, intermediate, shared ownership and other) of affordable homes will be based on up-to-date evidence of local needs. A suitable mix will be determined through liaison with the local housing authority and the starting point is to seek 75% social / affordable rented tenure and 25% shared ownership / intermediate housing.

The proportion and tenure mix of affordable housing sought will take into account evidence of viability.

Policy SP28: Rural exception sites

Small-scale affordable housing developments may be permitted as "exceptions" on sites in or adjoining villages to meet the identified needs of local people in these areas. Proposals for exception sites should:

- a) meet a particular local need that cannot be accommodated in any other way
- b) be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity
- c) be capable of management by an appropriate body, for example a Registered Provider, the Authority, or a community land trust or similar accredited local organisation
- d) be located where there are appropriate local services (e.g. shops, schools, and public transport).

100% of the housing on rural exception sites will be affordable.

CASE STUDY 5. Bridport Cohousing Microgrid, Hazlemead, Dorset (Dorset AONB)

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Bridport Cohousing (www.bridportcohousing.org.uk) is a community-based organisation in West Dorset that seeks to provide community-led housing that is sustainable. It is a registered Community Land Trust (CLT), and part of the wider CLT network in the UK that seeks sites for affordable housing that deliver local housing need, often with a local connection to the communities they work in.

Supported by a grant from Homes England and crowdfunding investors, Bridport Cohousing has worked with housing provider Boumemouth Churches Housing Association (BCHA), architects Barefoot Architects and developers CG Fry to create a community in the market town of Bridport, Hazlemead. This is the town's first cohousing neighbourhood with affordable and sustainable eco-homes and is thought to be the largest of its kind in the UK. Cohousing schemes allow for self-contained living, in Hazlemead's case in individual properties, but with community facilities. In the Hazlemead community there will be shared outside space for recreation and food growing as well as common facilities, including a playroom for children, shared office space, a space for shared meals and promoting a carsharing scheme and food cooperative.

Built on a seven-acre site in the Dorset AONB, Hazlemead will consist of 53 sustainable homes, of which 26 flats are houses for social rent and a further 27 shared ownership properties, which will be partly managed by BCHA. There are also six two-bedroom houses to rent for National Health Service (NHS) staff. The shared ownership schemes are available for purchase between 30 per cent to 75 per cent of market value and rent is paid on the remaining balance. The lowest capital share they can be purchased at is 30 per cent and the maximum 75 per cent, or later staircased to a maximum of 80 per cent of the value at a later date. Applications for social rent are available to those already registered on the Dorset Housing Register as looking for affordable housing properties.

As a CLT, the land is held in perpetuity for the benefit of the community. All properties remain as affordable housing and are unable to be sold on the open market. Bridport Cohousing will retain the freehold of the properties to ensure this. A local lettings scheme will ensure that housing is allocated fairly.

Applicants need to be a member of Bridport Cohousing and be committed to the community. In addition, potential members of the new community need to meet the following conditions:

- have lived in the area for at least two years, or
- have worked in the area for one year (with a permanent contract), or
- have a close relative that has lived in the area for more than five years

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- Potential residents need to subscribe to cultural norms and practices set by the community²⁵

The first residents moved in during the summer/autumn of 2022. The Hazlemead scheme embodies the coming together of various innovative strands, demonstrating the potential that good planning can provide in delivering local, sustainable development. As a community-led, inclusive, low-carbon, self-sufficient scheme within walking distance of a thriving market town and located within an AONB, Hazlemead shows how planning can deliver progressive ideals of sustainable localism. The scheme has also utilised public funding and private investment as well as crowdfunding for its common facilities through the ethical trading platform Ethex. Investors in the common facilities also were offered a four per cent return and membership to the CLT. These benefits - financial and decision-making - acting as important incentives for community-based innovation. The scheme also brought together community, public, private, and housing providers in a hybrid form of multi-stakeholder rural planning.

The scheme used a value-orientated approach, and the values of Bridport Co-housing were reflected in the choice of delivery partners. BCHA, for example, stimulates sustainable housing and health and well-being outcomes through its affordable housing strategy, and its agile processes reflect the community's own principles and collaborative methods.

In addition, this scheme has been developed with the support of public funding. Innovation in sustainable or community-led housing often requires the backing of government to leverage the investment required to get such schemes off the ground and to facilitate some of the more transformational potential of rural planning.

However, there are still properties available, indicating that community housing schemes are not yet 'mainstream' which may pose a challenge for their scalability and take-up. This may, in part, be because the group has staggered the release of plots as they are developed.

The stringent ground rules of the community also certainly are not for everyone and attract an alternative mindset (though the community does recognise the rules can be changed to accommodate changing needs). The types of people likely to live in a cohousing scheme may not be typical of UK residents. There are challenges therefore for planning deliver some of the innovative elements of this scheme at scale. However, schemes such as these do illustrate how to deliver rural character bundled in microsites and integrated wider community service infrastructure.

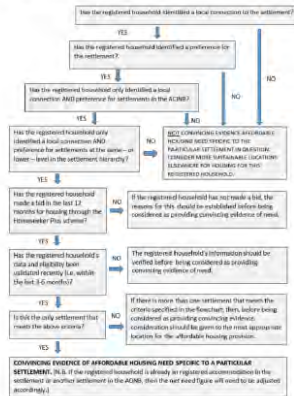
²⁵ Further information is available here: <https://bridportcohousing.org.uk/Neighbourhood-policies>

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Having evidenced the principles of co-housing in the town, the made Bridport Neighbourhood Plan also proposes co-housing as a means to support future development that can meet the needs of older people through 'Senior Co-housing,' multi-generational schemes and other 'Community led housing' projects. This is not a policy in the Plan per se but an action point for further exploration. But it nonetheless indicates how the principles of such schemes can be formalised into local strategies for development alternatives through statutory documents such as Neighbourhood Plans.

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APPENDIX 3. FLOWCHART ILLUSTRATING THE EXTENT TO WHICH CHOICE-BASED LETTINGS DATA CAN EQUATE TO CONVINCING EVIDENCE OF HOUSING NEED WITHIN A SPECIFIC SETTLEMENT⁴⁹



⁴⁹ This flowchart was developed by the Cotswolds National Landscape Board following the Board's involvement in the Stonehenge parking appeal in West Oxfordshire (<https://www.cotswolds.gov.uk/2020/06/16/stonehenge-parking-appeal/>). It illustrates some of the issues associated with the scope to which choice based lettings systems can provide evidence of affordable housing need using HomeSeeker Plus as an example scheme. Similar flowcharts for Home Point and Housing for You could offer clarity from this due to differences in operation between the Schemes, but the same principles would apply.

Appendix 2:

Wye Valley National Landscape - Position Statement Landscape-led Development – England LPAs

POSITION STATEMENT – LANDSCAPE LED DEVELOPMENT



POSITION STATEMENT: LANDSCAPE-LED DEVELOPMENT

A quick note on terminology

On 22 November 2023 the Wye Valley Area of Outstanding Natural Beauty (AONB), was re-branded as the Wye Valley National Landscape. National Landscapes are designated AONBs. Consequently, the name Wye Valley National Landscape is commonly used throughout this document. However, since 'AONB' remains the legal name for the designation, this term is also used in appropriate places, for example, when referring to the Wye Valley AONB Management Plan, which is a statutory plan, or when directly quoting from older documents. The name used for the partnership associated with the designation is the Wye Valley National Landscape Partnership.

This Position Statement was endorsed by the Wye Valley AONB Joint Advisory Committee at its meeting on 6 November 2023.

PLEASE NOTE: Given the variation of planning regimes between England and Wales, this Position Statement applies to the English side of the Wye Valley National Landscape only. The Welsh side of the Wye Valley National Landscape has its own version of this Position Statement (a bilingual version will be produced in due course, in line with Monmouthshire County Council guidelines).

1.0 CONTEXT

1.1 The Wye Valley National Landscape is a landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard it¹. The statutory purpose of its designation is to conserve and enhance the natural beauty of the area².

1.2 The Wye Valley National Landscape is also a living and working landscape in which the social and economic well-being of local communities are important considerations. Maintaining vibrant and thriving local communities is essential to the long-term future of the National Landscape. As such, the AONB designation cannot be considered exempt from the need for new housing and other development. Indeed, the right development in the right place can potentially play a positive role in helping to conserve and enhance the natural beauty of the AONB designation.

¹ section 62 of the Countryside and Rights of Way Act (2000)
² Delta (2019) Areas of Outstanding Natural Beauty: technical support scheme (England) 2019 to 2020.

1.3 The Wye Valley National Landscape also needs to play a role in addressing the current ecological and climate emergencies, for example, through the implementation of appropriate measures to mitigate and adapt to the impacts of climate change.

1.4 Achieving these aspirations needs to be delivered in a way that is compatible with – and positively contributes to – the statutory purpose of designation. To not do so would undermine:

- the statutory purpose of designation;
- the principle that safeguarding AONBs is in the national interest;
- the aspirations and goals of the UK Government's 25 Year Environment Plan³;
- the proposals of the Government-commissioned Landscapes Review Report⁴;
- the vision, outcomes, ambitions and Strategic Objectives of the Wye Valley AONB Management Plan;
- efforts to restore and enhance the natural beauty of the Wye Valley National Landscape;
- design codes, which define and deliver design quality, in addition to design guides, planning briefs, heritage characterisation studies, standards and masterplans as set out in the NPPF and planning practice guidance;
- the introduction of the 10% Biodiversity Net Gain requirement as proposed under the Environment Act 2021 for major development from February 2024, and smaller sites from April 2024⁵; and
- the Government's assertions that:
 - (i) meeting housing need is never a clear reason to cause unacceptable harm to protected landscapes⁶; and
 - (ii) our AONBs will be protected as 'the places, views and landscapes we cherish most and passed on to the next generation'⁷; and
 - (iii) protecting and improving the environment and tackling climate change are central considerations in planning.

1.5 Planning policies and decision-taking can support this in 6 main ways:

³ The Government's 25 Year Environment Plan aspires for us to be the first generation to leave the environment in a better state than we found it. As part of this aspiration, it proposes to embed an 'environmental net gain' principle for development. In addition, it sets a goal that we will conserve and enhance the beauty of our natural environment... by... safeguarding and enhancing the beauty of our natural scenery and improving its environmental value while being sensitive to considerations of its heritage.

⁴ The 'Landscapes Review Final Report' sets out 27 proposals relating to our protected landscapes, including stronger purposes in law for our national landscapes' (proposals 23) and for AONBs to be strengthened with new purposes, powers and resources (proposal 24).
<https://www.local.gov.uk/news/landscapes-environment-2023/2023-08-29-landscapes-review-final-report>

⁵ UK Government response to the local housing need proposals in 'Changes to the current planning system' – updated 16 December 2020.
⁶ Statement by the Secretary of State for Housing, Communities and Local Government, when launching the consultation on the Planning White Paper in August 2020.

- protect important natural, landscape and heritage assets, whilst also incorporating nature, landscape and public space into development and its surroundings;
- support habitat creation and nature recovery in ways which benefit nature and people. For instance, nature-based solutions can store carbon, assist adaptation (e.g. by reducing water run-off rates) and protect and enhance ecology;
- promote locational and design decisions that reduce exposure to pollution and hazards and respond to changing climate conditions, for example the risk of overheating, surface-water flooding, and water scarcity;
- enable renewable and low carbon energy production and distribution, at both a commercial and domestic scale; and policies for regulating carbon-generating extraction and energy generation;
- promote development locations, and designs and layouts, that contribute to healthier lifestyles, energy and resource efficiency consumption, for example by reducing the need to travel, increasing public transport connectivity and accessibility and promote active travel i.e. walking, wheeling and cycling; and
- bring together the spatial strategy for a place in a way which addresses these in a holistic way and reflects its unique characteristics, whilst also providing a clear framework for development and regeneration⁸.

1.6 National planning policy and guidance help address this issue by making it clear that:

- great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which, together with National Parks, which have the highest status of protection in relation to these issues⁹;
- the scale and extent of development in AONBs should be limited¹⁰;
- planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest¹¹;
- policies for protecting AONBs may mean that it is not possible to meet objectively assessed needs for housing and other development in full¹²;
- AONBs are unlikely to be suitable areas for accommodating unmet needs arising from adjoining, non-designated areas¹³; and that
- the need to protect and conserve heritage assets and their setting; heritage landscapes and associated heritage features etc.

⁸ Levelling-up and Regeneration Act (2023).
⁹ Paragraph 152 of the National Planning Policy Framework (December 2023).
¹⁰ As Footnote 9.
¹¹ Paragraph 153 of the National Planning Policy Framework (December 2023).
¹² Planning Practice Guidance – Natural Environment: paragraph 41
¹³ Planning Practice Guidance – Natural Environment: paragraph 41

2.0 PURPOSE OF THE POSITION STATEMENT

2.1 The primary purpose of the Wye Valley National Landscape position statements is to expand on relevant policies in the current Wye Valley AONB Management Plan. They provide further context, guidance and recommendations in relation to specific strategic objectives, policies and associated issues. They do not create new policies.

2.2 The recommendations within the Position Statements intend to help local authorities, particularly plan-making bodies, as well as other relevant stakeholders, including those involved in decision-making and developers.

- have regard and positively contribute to the purpose of AONB designation;
- ensure that the purpose of AONB designation is not compromised by development and that the outstanding natural beauty of the Wye Valley National Landscape is conserved and enhanced;
- fulfil the requirements of the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG) (or, where relevant, National Policy Statements), with regards to AONB designation and the factors that contribute to their natural beauty;
- take account of relevant case law;
- have regard to and be consistent with the Wye Valley AONB Management Plan and guidance published by the Partnership;
- emulate best practice in the Wye Valley National Landscape and other protected landscapes;
- develop a consistent and coordinated approach to relevant issues across the whole of the Wye Valley National Landscape and its setting¹⁴.

2.3 With regards to good practice, this Position Statement has been modelled significantly on the approaches adopted by several nationally designated Protected Landscapes, including the Cotswolds National Landscape, the South Downs Local Plan, West Oxfordshire Local Plans, Arnsdale & Silverdale AONB Development Plan, and the New Forest National Park Local Plan. Appendix 1 of this position statement provides case studies of both these latter documents.

2.4 By way of background, it is important to understand what is meant by Landscape Sensitivity and Capacity Assessments, Landscape and Visual Impact Assessments and Landscape and Visual Appraisals.

2.5 a Landscape Sensitivity and Capacity Assessments (LSCAs) is a systematic, evidence-based process. It provides an objective, impartial and transparent system for

¹⁴ Three local authority areas overlap with the Wye Valley National Landscape, with each with local authority having its own development plan.

assessing the sensitivity of the landscape and its capacity to accommodate change, whilst also retaining the aspects of the environment which – for a variety of reasons – are valued. Such change is usually in the form of social and / or economic expansion, although the method can be applied to other forms of development such as polytunnels, or changes in land use, for example commercial forestry. There is published guidance for LSCA practitioners (Landscape Character Assessment Guidance for England and Scotland – Topic Paper 6: Techniques and criteria for judging sensitivity and capacity The Countryside Agency and Scottish Natural Heritage (2002)). Whilst this still underpins the overall LSCA approach, over time more specific methods have evolved, where the findings are required to inform a neighbourhood plan, for example, and will be used as a tool in future planning decisions.

2.6 Landscape and Visual Impact Assessments (LVIAs) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself. These effects can be quite different. Some developments can have visual effects but none on landscape character and some vice versa. A depth of analysis and understanding of these two interrelated aspects is required to produce a successful LVIA. With the support of IEMA, the Landscape Institute published the 3rd edition of Guidelines for Landscape and Visual Impact Assessment (GLVIA3) in April 2013 (purple cover). This book offers detailed guidance on the process of assessing the landscape and visual effects of developments and their significance.

2.7 Landscape and Visual Appraisals (LVAs) are a review of land and its sensitivity to accommodate development in landscape and visual terms, often when a client would like to understand more about the local landscape and the visibility of a Site. The LVA can enable a sensitive approach to development, or form part of a submission at site representation stages to a Local Plan as it will identify the key landscape and visual opportunities and constraints of a Site. The LVA is not an assessment of the effects of a development because it is addressing the principal of development rather than a fixed scheme.

3.0 STATUS OF THE POSITION STATEMENT

3.1 The Partnership's position statements are supplementary to the Wye Valley AONB Management Plan. For development proposals to be compatible with the Wye Valley AONB Management Plan, they should be compatible with the relevant position statements.

3.2 The Wye Valley AONB Management Plan is a material planning consideration in decision-making. However, it must be acknowledged that, in a plan-led planning system,

it is the policies of the relevant adopted local authority development plan that have the greatest weight. As such, within this planning system, the hierarchy is as follows¹⁵:

The adopted development plan comprises the Local Planning Authority Development Plan, and any 'made' Neighbourhood Development Plan, in which decision-making is taken in accordance with these plans, unless material planning considerations indicate otherwise.
The Wye Valley AONB Management Plan, like the National Planning Policy Framework, is a material planning consideration, but does not form part of the adopted development plan. Wye Valley National Landscape Position Statements and guidance documents supplement the Wye Valley AONB Management Plan.

4.0 ACHIEVING THE RIGHT BALANCE

4.1 The Wye Valley National Landscape Partnership recognises that there are a range of other considerations that must be weighed in the planning balance, including the climate and ecological emergencies (see below), and meeting housing needs and economic growth.

4.2 However, ideally, there should not have to be a binary choice between conserving and enhancing the natural beauty of the Wye Valley National Landscape, and planning for and permitting new development. The aspiration should be to deliver new development in a way that is compatible with – and positively contributes to – the purpose of AONB designation.

4.3 It should be noted that, for major development (in the context of paragraph 183 of the NPPF), it is not simply a case of weighing all material considerations in a balance – planning permission should be refused unless it can be demonstrated that: (i) there are exceptional circumstances, and (ii) despite giving great weight to conserving the landscape and scenic beauty in the AONB, the development is in the public interest¹⁶.

4.4 We hope this position statement will help to ensure that the right balance is achieved across the whole of the Wye Valley National Landscape.

5.0 CLIMATE AND ECOLOGICAL EMERGENCIES

¹⁵ In England, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." The NPPF itself is a significant material consideration, although it is acknowledged regarding the presumption in favour of sustainable development under Paragraph 11, particularly in relation to plan-making and decision-making.

¹⁶ R (Mellageysey Parish Council) v Cornwall Council [2013] EWHC 3584 (Admin), paragraph 51: "The planning committee are required, not simply to weigh all material considerations in a balance, but to refuse an application unless they are satisfied that..."

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5.1 Three local planning authorities are within the Wye Valley National Landscape – Herefordshire Council, Monmouthshire County Council and Forest of Dean District Council¹⁹, and have declared climate and/or ecological emergencies. Gloucestershire County Council is also within the Wye Valley National Landscape¹⁸.

5.2 In principle, the Partnership supports measures to mitigate and adapt to climate change and to halt and reverse declines in biodiversity. These aspirations are reflected in the Wye Valley AONB Management Plan, associated projects undertaken on behalf of the Wye Valley National Landscape Partnership, and future Position Statements prepared and published by the Partnership.

5.3 It should be possible to deliver many of these measures in a way that is compatible with the purpose of AONB designation. However, where relevant development proposals or allocations come forward that have the potential to have a significant adverse impact on the purpose of AONB designation, they should be deemed to be major development, in the context of paragraph 183 of the NPPF.

5.4 The priority given to these issues, through the declaration of the climate and ecological emergencies, would potentially make it easier to demonstrate 'exceptional need'. However, as outlined below, exceptional need does not necessarily equate to exceptional circumstances. For example, there may be other, more suitable ways of mitigating the impacts of climate change or less harmful locations for the proposed development.

6.0 LANDSCAPE-LED APPROACH – CONTEXT

6.1 At its most basic level, a landscape-led approach to development is one in which development within the Wye Valley National Landscape and its setting¹⁹ is compatible with and, ideally, makes a positive contribution to, the statutory purpose of AONB designation, which is to conserve and enhance the natural beauty of the area. A landscape-led approach²⁰, at this level, is promoted as part of the five main themes within

¹⁸ Gloucestershire is a two-tier county, with the County Council (which is also within the Wye Valley National Landscape) responsible for planning applications related to mineral working and associated development, and the disposal of waste, whereas other planning applications are determined by Forest of Dean District Council.

¹⁹ Gloucestershire is a two-tier county, with the County Council responsible for planning applications related to mineral working and associated development, and the disposal of waste, whereas other planning applications are determined by Forest of Dean District Council.

²⁰ The 'Setting' of the Wye Valley National Landscape is defined under Section 4.5 of the Wye Valley AONB Management Plan 2021-2026.

²¹ The 'iterative' approach to development and design is not a new concept - the benefits have been understood for many years, and the process is integral to many regulated areas such as EIA. What the landscape-led part of the approach helps to ensure is that the 'right type of development' is built 'in the right place', and that meaningful economic, social and environmental benefits are delivered. Guidance for carrying out landscape and visual assessments is contained in the Landscape Institute and IEMA's publication Guidelines for Landscape and Visual Impact Assessment (currently 3rd edition, commonly referred to as 'GLVIA3'). GLVIA3 explains that the iterative process has great strength because it links the analysis of environmental issues with steps to improve the setting, layout and design of a particular scheme. This approach can result in more successful and cost-effective developments and can reduce the time required to complete the assessment. Such an iterative approach is appropriate to any form of new development of whatever scale or type and applies equally to informal 'appraisal' of projects falling outside the EIA requirements.

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the Wye Valley AONB Management Plan 2021-2026, alongside numerous strategic objectives including WV-D1: 'Ensure a consistent and coherent framework of planning policies relating to the AONB is fully reflected in the statutory land use planning documents and their effectiveness monitored'.

6.2 The first step in this process is to have regard to the purpose of AONB designation. 'Relevant authorities', including local authorities, have a statutory duty to seek to further the purpose of conserving and enhancing the natural beauty of an AONB when exercising or performing any functions in relation to, or so as to affect, land in such an area²¹. Given that relevant authorities must do this, it would make sense for those who are putting forward development proposals to be aware of and informed by this requirement.

6.3 This duty applies from initial thinking through to more detailed planning and implementation, with the expectation that adverse impacts will be (i) avoided and (ii) mitigated where possible²². All relevant Local Development Plans now recognise the need for development proposals to be informed by [the Wye Valley AONB Management Plan].

6.4 The guidance and recommendations in this position statement are intended to help relevant authorities demonstrate that they have met this legal duty. The guidance and recommendations are also intended to help stakeholders progress from this 'landscape-considered' approach to a 'landscape-led approach', in which development is designed, located, and implemented in a way that positively contributes to the purpose of AONB designation.

6.5 Taking a landscape-led approach can be particularly important for major development²³, as this scale of development has the greatest potential to adversely affect the purpose of AONB designation. However, one of the biggest threats identified to the Wye Valley National Landscape comes also from the cumulative impact of numbers of small developments, and even from the cumulative impact of minor building works that do not require an application for planning permission, but which proceed as 'permitted development'. Every change of appearance or use of a property in the Wye Valley National Landscape has the potential to have either a positive or negative effect. For example, the replacement of a locally distinctive property boundary with ubiquitous close

²¹ Section 85 of the Countryside and Rights of Way Act (2000), as amended under the Levelling Up and Regeneration Act (2023).

²² Natural England (2010) England's statutory designated landscapes: a practical guide to your duty of regard. It is worth noting that fulfilling the duty of regard does not necessarily mean that decisions or activities will be compatible with the purpose of AONB designation.

²³ Major development, in this context, primarily relates to the definition of major development in footnote 64 of the NPPF (i.e. 'For the purposes of paragraphs 182 and 183, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'). However, that status is only clarified once a planning application has been submitted and the case officer has assessed the application. That is to take a point in the process to apply the landscape-led approach outlined in this position statement. Therefore, we recommend that the landscape-led approach for major development should be applied to major development as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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board fencing may not have a big impact in itself. However, a number of such actions will erode local character over time.

6.6 In principle, the landscape-led approach is therefore applicable to all development in the Wye Valley National Landscape and its setting, albeit to a degree that is proportionate to the nature, scale, setting and potential impact of the proposed development. However, the cumulative impact of even small-scale change and development should be considered. The landscape-led part of the approach helps to ensure that the 'right type of development is built 'in the right place' and that meaningful economic, social and environmental benefits are delivered.

6.7 Consideration of landscape character and visual effects and effects is obviously a key consideration when taking a landscape-led approach. However, a landscape-led approach should also consider all factors that contribute to the natural beauty of the Wye Valley National Landscape. The latest NPPF also introduces a new emphasis on beauty and placemaking: 'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking²⁴)'. This has led to the renaming of Section 12 of the NPPF to 'Achieving well-designed and beautiful places'.

6.8 A number of documents are relevant to such considerations, including the Wye Valley AONB Management Plan.

6.9 The role of heritage within the Wye Valley National Landscape is also important, particularly the need to protect, conserve and enhance heritage assets, historic landscapes and features, especially with regards to their setting, heritage landscape and associated heritage features²⁵.

7.0 LANDSCAPE-LED APPROACH

7.1 Landscape and Visual Sensitivity and Capacity

Recommendations:

7.1.1 At the planning policy stage (Local Plans and Neighbourhood Development Plans²⁶):

- A Landscape and Visual Sensitivity and Capacity study (LSCA)²⁷, or a Landscape and Visual Impact Assessment (LVIA), or a Landscape and Visual Appraisal (LVA), should be undertaken for all relevant sites (or land cover parcels) in the Wye Valley

²⁴ National Planning Policy Framework (December 2023) - Paragraph 20.

²⁵ As outlined within Section 16 of the National Planning Policy Framework (December 2023).

²⁶ For NDPs, it may be possible to utilise relevant information from landscape and visual sensitivity and capacity assessments that have been undertaken as part of the Local Plan evidence base.

²⁷ Relevant guidance is provided in Natural England's 'An approach to landscape sensitivity assessment - to inform spatial planning and management, although capacity is not dealt with in Natural England's approach to landscape sensitivity assessment, as there is currently no published guidance.

National Landscape, and its setting, where the potential for development is being assessed as part of the development plan process²⁴.

- With regards to LSCAs and LVAs, these studies should assess the sensitivity of these sites to types and scales of development being considered. The cumulative impact of development of the sites should also be assessed, taking into account existing built form, planning permission granted (but not built out) and other sites that may be proposed in plan-making.
- Where the 'land cover parcels' that are used in the assessment are refined to smaller scale potential allocation sites, a further, site-specific iteration of the LSCA should be undertaken.
- In order to maintain some landscape capacity for future development, not all of the sites that are considered to have landscape capacity for development should be allocated in one iteration of the development plan.

7.1.2 At the development management stage:

- Landscape and Visual Impact Assessments (LVIAs) should be undertaken for all development that requires an Environmental Impact Assessment (EIA)²⁵.
- Landscape and Visual Appraisals (LVAs) should be undertaken for other development in the Wye Valley National Landscape and its setting that have the potential to cause adverse landscape and/or visual effects²⁶. The nature of such appraisals should be proportionate to the likely potential for adverse effects²⁷.
- All L VIA and LVAs should be consistent with the guidance published by the Landscape Institute and the Institute of Environmental Assessment.
- The cumulative impact of the development proposals, in the context of previous development, permissions granted (but not built out) and small-scale changes, on the Wye Valley National Landscape should be assessed.
- A landscape-led vision, overarching design principles, scheme objectives and sub-objectives should be developed and agreed for major development proposals at an early stage in the process and applied in the design, budgeting, assessment, and implementation of the scheme.

7.1.3 At both stages:

- The Wye Valley National Landscape should be accorded the highest 'value' in the LSCA/LVIA/LVA assessments, with consideration being given to the degree to which the criteria and factors used to support the case for AONB designation are represented in the specific study area²⁸.

²⁴ For example, Landscape and Visual Sensitivity and Capacity Studies should be undertaken as part of the Strategic Housing and Employment Land Availability Process and when identifying suitable areas for renewable energy. Such studies would then form part of the development plan evidence base, available on the relevant local authority website. It is acknowledged that Capacity (a not dealt with in Natural England's approach to landscape sensitivity assessment and that there is currently no published guidance for that).

²⁵ LVIAs should comply with the requirements of the Environmental Impact Assessment (EIA) Regulations and with the Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (GLVIA3 - 2013).

²⁶ The formal of such an appraisal may not need to satisfy the formal requirements of an EIA but should, as a minimum set out any effects on the landscape and views, and proposed mitigation, in a rational way so that it can be fully considered through the planning process.

²⁷ It is acknowledged that one may not know adverse impacts until the assessment has been carried out.

²⁸ The Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (GLVIA3) identify that 'landscapes that are nationally designated (including AONBs) will be accorded the highest value in the assessment' (paragraph 5.47), state that some consideration should be given to the 'degree the criteria and factors used to support the case for designation are represented in the specific study area' (paragraph 5.23). So, for example, if the value of the landscape receptor is classed as 'very high' (because

- The area of landscape that needs to be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner²⁹.
- Great weight should be given to landscape and scenic beauty in AONBs, in line with paragraph 182 of the NPPF³⁰.
- The mandatory major development 'tests' specified in paragraph 183 of the NPPF should be rigorously applied for all allocations/development proposals that are deemed to be major development.
- It should be recognised that 'exceptional need' does not necessarily equate to exceptional circumstances.
- The requirement for all landscape assessments – whether undertaken in support of a specific planning application or an allocation at the plan making stage – should be based on evidence of landscape and visual matters. Judgements should be supported by clear reasoning which is linked to evidence.

7.2 Natural Beauty³⁵

Recommendations:

7.2.1 All of the factors that contribute to the natural beauty of the Wye Valley National Landscape should be fully considered and assessed at all stages of the development process, including planning policy and development management. These factors are:

- landscape quality / beauty;
- scenic quality / beauty;
- relative tranquility (including 'dark skies');
- relative wildness;
- natural heritage (including 'biodiversity');
- cultural heritage (including 'historic environment')³⁴; and

of the AONB designation) and the susceptibility to the proposed change is classed as 'medium', then the overall sensitivity of the landscape receptor would be 'high'. The (very) high 'value' of the AONB designation means that the adverse effects of a development proposal within an AONB are likely to be more significant than an equivalent development proposal, in an equivalent landscape character area, outside the AONB.

²⁹ This definition is provided in paragraph 25 of Appraisal Decision Admin/3555/16/16/574 and re-related in paragraph 21 of the High Court decision for *Monkhill Ltd v Secretary of State for Housing, Communities and Local Government* [2019] EWHC 1022 (Admin).

³⁰ This applies to development within the Wye Valley National Landscape and to development outside the Wye Valley National Landscape that has the potential to adversely affect views to or from the Wye Valley National Landscape.

³¹ An explanation of 'natural beauty', the factors that contribute to it and its relationship with 'landscape' is provided in the Natural England publication 'Guidance for assessing landscapes for designations as National Park or Area of Outstanding Natural Beauty in England'. When consideration is given to the AONB designation in planning applications and planning decisions, this consideration tends to focus almost exclusively on landscape and visual impacts. However, the statutory duty to have regard to the purposes of AONB designation relates to all of the factors that contribute to the area's natural beauty, including cultural heritage and natural heritage. As such, these issues should be addressed in the context of their contribution to the natural beauty of the Wye Valley National Landscape as well as in their own right, both individually and cumulatively. Effects on the landscapes experiential qualities/people's experiences of the landscape includes factors such as noise, odour, dust and other forms of pollution, and tranquility, which includes factors such as sense of calm and safety. Further information can be sourced from relevant Landscape Institute Technical Information Notes.

³² The themes and approaches of Historic England Good Practice Advice Note 3: The setting of heritage assets should be considered, as well as the historic environment being a part of the valuable landscape which needs protecting, conserving and enhancing, reflecting Section 16 of the NPPF.

- the special qualities of the Wye Valley National Landscape³⁷.

7.2.2 These factors should be assessed:

- individually (i.e. in their own right, in the context of national planning policy and relevant best practice guidance);
- collectively (i.e. in terms of their contribution to the AONB designation); and
- cumulatively (i.e. in terms of the increasing level of significance associated with the presence of – or potential impacts on – multiple factors).

7.2.3 Development proposals should (be required to) make a positive contribution to conserving and enhancing the natural beauty of the Wye Valley National Landscape over and above the baseline condition (i.e. delivering a net-benefit for natural beauty)³⁸.

7.2.4 Measures to conserve and enhance the natural beauty of the Wye Valley National Landscape (to deliver a net-benefit for natural beauty) should be integrated into the planning, design, implementation, and management of a proposed development from the development's inception.

7.3 Environmental Impact Assessment (EIA)³⁹

Recommendations:

7.3.1 Development in the Wye Valley National Landscape that is listed in Schedule 1⁴⁰ of the EIA regulations should be classed as major development (see 'Major Development' above), as should Schedule 2⁴¹ development that is deemed to require an EIA.

7.3.2 Screening for development listed in Schedule 2 of the EIA regulations should be rigorously applied. Given that the Wye Valley National Landscape should be considered as 'a sensitive area', this should apply even for Schedule 2 development that is below the 'applicable thresholds and criteria'.

7.3.3 The process for screening of Schedule 2 development should be closely aligned with the process for screening major development.

7.3.4 Schedule 2 developments that are deemed to constitute major development, in the context of paragraph 183 of the NPPF, are likely to merit an EIA.

³⁷ As identified within the Wye Valley AONB Management Plan.

³⁸ The Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (paragraph 4.35) explains that 'enhancement', in the context of individual development proposals, means improving the natural beauty of the proposed development site and its wider setting, over and above its baseline condition'. For example, mitigating measures such as planting to screen views cannot be double counted as landscape enhancements.

³⁹ Appendix 2 provides a Roadchart of how natural beauty, major development, EIA Regulations, national planning policy and the Wye Valley AONB Management Plan and associated guidance should be addressed in relation to development proposals in the Wye Valley National Landscape and its setting.

⁴⁰ <https://www.legislation.gov.uk/ukdsi/2017/571/schedule/1/made>
⁴¹ <https://www.legislation.gov.uk/ukdsi/2017/571/schedule/2/made>

7.4 Wye Valley AONB Management Plan & Other Partnership Guidance

Recommendations:

7.4.1 Development in the Wye Valley National Landscape and its setting should have regard to, be consistent with, and help to deliver the Wye Valley AONB Management Plan and other guidance published by the Partnership including other Wye Valley National Landscape Partnership Position Statements.

8.0 SUPPORTING INFORMATION

This Position Statement is supported by two appendices which provide case studies of good practice with regards taking a landscape-led approach (Appendix 1), and a flowchart of how natural beauty, major development, EIA, national planning policy, the Wye Valley AONB Management Plan and Partnership guidance should be addressed in development proposals and decision making (Appendix 2).

APPENDIX 1. LANDSCAPE-LED CASE STUDIES

This appendix provides three case studies of where a landscape-led approach has been developed in protected landscapes:

1. South Downs Local Plan
2. Arnside & Silverdale AONB Development Plan Document
3. A417 'Missing Link' road scheme (Cotswolds National Landscape): Landscape-led vision, design principles, objectives and sub-objectives

LANDSCAPE-LED CASE STUDY 1: SOUTH DOWNS LOCAL PLAN⁴²

The South Downs Local Plan is explicitly underpinned by a landscape-led approach. Key extracts from the Local Plan that articulate this landscape-led approach, are outlined below.

- **Foreword:** [The Local Plan] looks different from most other local plans, because at its heart is the requirement to conserve and enhance the nationally important landscapes of the South Downs.
- **Key Messages:**
 - This is a landscape led Local Plan ...looking at the South Downs as a whole with National Park purposes and our duty to the fore.
 - Allocations and policies are ... landscape capacity led, not target driven. This complies with the National Planning Policy Framework.
 - We have searched thoroughly and rigorously for suitable development sites; it is just that in carrying out this work landscape conservation takes the primary role.
 - We are ... determined to ensure the quality of new build reflects the landscape within which it sits and is of a standard befitting a National Park as an exemplar of rural planning.
- **Paragraph 1.16 (How have the Local Plan policies been prepared):** All the Local Plan policies have been formulated putting landscape first and then peoples' interaction with it. This is in line with the purposes of national parks ... The Local Plan and its policies require development proposed to conserve and enhance various aspects of natural beauty, wildlife and cultural heritage.
- **Paragraph 5.22 (A Landscape-Led Approach):** Development should enhance, respect and reinforce the landscape through a landscape-led design approach.
- **Paragraph 7.18 (Housing):** Provision of housing to meet local needs is crucial to ensure the sustainability and vitality of communities within the national Park ... However, the provision of housing should not be at the expense of a nationally

⁴² South Downs National Park Authority (2019) South Downs Local Plan 2014-2033.

- protected landscape. The NPPF cites national parks as areas where development should be restricted and objectively assessed need not met.
- **Paragraph 7.121 (Employment):** A Local Plan objective ... is to protect and provide for local businesses that are broadly compatible with and relate to the landscapes and special qualities of the National Park.
- **Paragraph 7.215 (Infrastructure):** All infrastructure development proposals should reflect the nationally protected landscapes, be appropriately designed and consider carefully the impact upon the natural beauty, wildlife and cultural heritage of the area.
- **Paragraphs 7.270 (Climate Change):** The use of renewable energy rather than fossil fuels will help to reduce carbon emissions and this reduce climate change ... However, the landscape character of the National Park is a finite and precious resource that the National Park is charged with conserving and enhancing. Development of renewable energy, therefore needs to be suitably constrained so as not to compromise the special qualities.
- **Paragraph 8.5 (Need for the Development):** There is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and the overarching ecosystem services led approach.

LANDSCAPE-LED CASE STUDY 2: ARNSIDE & SILVERDALE AONB DEVELOPMENT PLAN DOCUMENT⁴³

The Arnside & Silverdale AONB Development Plan Document (DPD) is the first DPD for an AONB in the country. Like the South Downs Local Plan, it sets out a landscape-led approach to development in the protected landscape. As stated in the DPD itself, 'it is a pioneering and innovative approach and has been followed closely by AONB Partnerships up and down the country as an example of how an AONB Partnership, councils and communities can work together to produce the best outcomes for an AONB' (paragraph 1.2.6).

- **Foreword:** The AONB DPD complements the Management Plan for the AONB, for which the underlying principle is to work collaboratively to help conserve and enhance the landscape of the area. The AONB DPD places the landscape at the heart of shaping development over the next 15 years.
- **Paragraph 2.1.2 (Vision):** Within the Arnside & Silverdale AONB, housing, employment, services, infrastructure and other development is managed to contribute towards meeting the needs of those who live in, work in and visit the area in a way that:
 - conserves and enhances the landscape, the natural beauty, and the Special Qualities of the AONB; and

⁴³ South Lakeland District Council and Lancaster City Council (2019) Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) – Adopted Version, 25 March 2019.

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- o creates vibrant, diverse and sustainable communities with a strong sense of place; and
- o maintains a thriving local economy.
- **Policy AS01 (Development Strategy):** A landscape capacity-led approach to development will be taken in the AONB ... All development in the ... AONB should be sustainable, consistent with the primary purpose of AONB designation and support the Special Qualities of the AONB as set out in the AONB Management Plan.
- **Paragraph 3.1.2:** The primary purpose of the AONB designation is to conserve and enhance the landscape and natural beauty of the area. It is therefore entirely appropriate that the Development Strategy identifies a landscape-capacity led and criteria-based approach to development, consistent with this primary purpose and the AONB's Special Qualities. A strategy that did not put the conservation and enhancement of the landscape central to the approach to development would compromise the primary purpose and undermine the national designation and the value of the AONB in the national interest. Where a development proposal would create conflict between the primary purpose of the AONB and other uses of the AONB, greater weight will be attached to the purpose of conserving and enhancing the landscape and natural beauty of the AONB.
- **Paragraph 3.1.4:** In the AONB, the priority should be to meet identified affordable and other local housing needs within the capacity of the landscape.
- **Paragraph 3.1.7:** The Development Strategy ensures that only development that can be accommodated without harm to the AONB's primary purpose will be permitted, whilst maintaining a positive approach, recognising that appropriately located and designed development can contribute to conserving and enhancing the landscape and settlement character, including where opportunities for regeneration and redevelopment can be delivered.
- **Policy AS02 (Landscape):** Within the Amside & Silverdale AONB, development proposals will be required to demonstrate how they conserve and enhance the landscape and natural beauty of the area. Proposals will not be permitted where they would have an adverse effect upon the landscape character or visual amenity of the AONB.
- **Paragraph 3.1.22:** All development within the AONB should conserve and enhance the natural beauty of the area and must reflect the capacity of the landscape to accommodate it without harm to key features and characteristics and without compromise to the statutory purpose.

LANDSCAPE-LED CASE STUDY 3: A417 MISSING LINK ROAD SCHEME

The A417 Missing Link road scheme is the most significant infrastructure scheme that is currently being proposed in the Cotswolds National Landscape. In recognition of its location in this sensitive and nationally important landscape, Highways England, the

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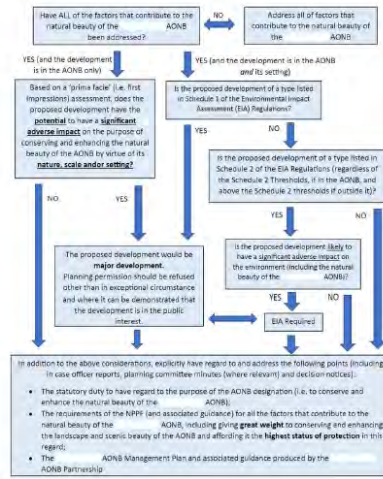
- Cotswolds Conservation Board and other stakeholders developed and agreed a landscape-led vision, design principles and objectives for the scheme in 2017. The vision and design principles, together with the objectives and sub-objectives that relate specifically to landscape and / or natural beauty, are outlined below.
- **Vision:** A landscape-led highways improvement scheme that will deliver a safe and resilient free-flowing road whilst conserving and enhancing the special character of the Cotswolds AONB; reconnecting landscape and ecology; bringing about landscape, wildlife and heritage benefits, including enhanced visitors' enjoyment of the area; improving local communities' quality of life; and contributing to the health of the economy and local businesses.
 - **Design Principles:**
 - o Any solution involving a new road must ensure that the scheme is designed to meet the character of the landscape, not the other way round.
 - o Any scheme should bring about substantial benefits for the Cotswolds landscape and environment as well as people's enjoyment of the area.
 - o Any scheme must have substantially more benefits than negative impacts for the Cotswolds AONB.
 - **Objectives:** Improving the natural environment and heritage; to maximise opportunities for landscape, historic and natural environment enhancement within the Cotswolds AONB and to minimise negative impacts of the scheme on the surrounding environment.
 - **Sub-Objectives**
 - o The Scheme will have an identity which reflects, conserves and enhances the character of the local landscape.
 - o The Scheme will improve landscape and ecological connectivity through landscape and habitat restoration and creation.
 - o The horizontal and vertical alignments of the Scheme will pay due regard to the nature of the local landform.
 - o The siting and form of structures, cuttings, embankments and landscape mounding will reflect local topography and landform.
 - o The design of structures will be of lasting architectural quality.
 - o The Scheme will avoid significant interruption to groundwater flows or negative impacts on the aquifer, springs and watercourses.
 - o The Scheme will avoid or, where absolutely necessary, minimise the direct loss of National Trust land, other areas owned and managed for conservation, open access land and country parks and at the same time minimise intrusion upon such land.
 - o The Scheme will enable enhanced preservation of heritage assets and their settings and adopt designs that reflect and enhance the historic character of the area.

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- o The Scheme will minimise road noise by applying sensitive noise mitigation measures where required.
- o The Scheme will minimise light pollution through sensitive structural, junction, and lighting design and sign illumination.

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APPENDIX 2. FLOWCHART OF CONSIDERATIONS FOR DEVELOPMENT IN THE WYE VALLEY NATIONAL LANDSCAPE AND ITS SETTING⁴⁴



⁴⁴ This flowchart has been adapted from the flowchart previously developed by the Cotswolds Conservation Board.

Dormington and Mordiford Group Draft Neighbourhood Development Plan

Regulation 14 Consultation 29th January 2024 – 11th March 2024

Consultation Responses

Table 3 Residents

Consultee Ref. No.	Page No	Para No	Vision / Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.1	All			Supports all policies		Noted.	No change.
1.2			DM10	Supports DM10		Noted.	No change.
2.1				Supports all policies		Noted.	No change.
2.2			DM3	Support/ Comment	DM3 environmental consciousness is an important part of our curriculum, we support policies which promote a healthy environment which promotes biodiversity. Dm4 we are keen to support policies which support keeping our rivers clean and healthy;	Noted.	No change.
2.3			DM7	Support/ Comment	DM7 housing that brings young families into the area will enable us to maintain our build our numbers in school and sustain our single year group structure with 7 classes.	Noted.	No change.

Consultee Ref. No.	Page No	Para No	Vision / Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
2.4			DM10	Support/ Comment	<p>DM10: schools are often at the heart of the community and we would like to have a space that could draw people of all ages, to shared community events and clubs. It would be good to know that our school/community hall could be used outside school hours and with the adjacent field it could be a fabulous site for sporting activities.</p> <p>We prefer to have the hall positioned by the car park next to the field so that it can be used by the community without access to the main school building. Having a space to rent out for events would also help the already tight school budget.</p>	Noted.	No change.
2.5			DM12	Support/ Comment	<p>DM12: high speed broad band connections are important to us. Having the pavement running further up the Dormington road would give a safer walking route to school for some of our families. It would also provide a safer route for</p>	Noted.	No change.

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					staff and pupil running clubs. Cycle routes would also be welcome. All traffic strategies around the school would be welcome., All traffic calming strategies around the school would be welcome. A cycle route from Bartestree to Mordiford would be fantastic.		
3.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
4.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
5.			Supports all policies	Support	Ditto comment of parent X	Noted.	No change.
6.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
7.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
8.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
9.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.
10.			Supports all policies	Support	Ditto comment of parent at X	Noted.	No change.

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11.1			Supports all policies except DM10	Support / Object		Noted.	No change.
11.2			DM4	Support	DM4 I am keen to support policies which support keeping our rivers clean and healthy.	Noted.	No change.
11.3			DM10	Object	<p>DM 10: Object</p> <p>As a parent of pupils both currently, and soon to be, attending Mordiford School, I fully support the development of the school's grounds and facilities to both maintain a safe environment, as well as a modern facility to ensure my children (and others) have the best education possible.</p> <p>Unfortunately, while I like the plans of the development of the school grounds, and the building of a village hall, I'm afraid that I cannot officially give my support to this project until two areas are addressed.</p> <p>First, the nursery. The nursery has been an</p>	Noted. These matters should be referred to the school and nursery as they refer to operational and day to day management of parking etc.	No change.

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					<p>incredible asset to both the local community as well as for parents whose child either will or do attend Mordiford School. Having one child attend the nursery from 2021 after lockdowns (whilst their older sibling attended Mordiford School) until they entered reception this past autumn, and having another child begin attending Dragon's nursery this April, the nursery has been invaluable in preparing my children to transition into Mordiford school feeling confident, comfortable, and safe.</p> <p>When reviewing the current plans, the "area" highlighted as a location for the nursery is great, unfortunately, compared to the rest of the plans, it appears to not be solidified.</p> <p>As a parent, I need confirmation that Mordiford Dragons Nursery will remain on site both during and after the stages of the school's development. Second, the car park. While</p>		

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					<p>the newish car park is nice looking, it is unfortunately poorly planned out and executed. The current layout of the car park cannot accommodate a coach for class/school trips, or even during weeks where students are travelling to Halo Pool on a daily basis. This causes disruption to the Dormington road, which as we're all aware, has been an issue for a long time. As well as the buses causing a disturbance, the current layout of the car park causes bottlenecking at the exit and a massive queue building on the Dormington road. This combined with cars parking on the Dormington road (another issue I believe leads to worse traffic), causes build ups, and often aggressive angry driving from non parents using the road during those hours (something myself as well as many other parents have witnessed). This makes school pick ups and drop offs unsafe, especially</p>		

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					<p>for the families lucky enough to be able to walk to the school. The current parking spaces in the car park are also ridiculously too narrow for their intended use - either getting young children out or into a car, often still in a booster or 5 point harness seat. If we now throw into the mix, a village hall being put onto the school grounds, I do not believe that even outside of school hours, the car park will adequately accommodate patrons of the hall. Once these issues can be addressed, and not merely dismissed, my family can formally and happily support the building of a hall, and expansion/development of the school.</p>		
11.4			DM11	Comment / Support	<p>DM 11: High-speed broadband connections are important to us.</p> <p>Having pavement running further up the Dormington road is greatly needed.</p>	Noted.	No change.

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					<p>As well as a safe crossing for both students attending Mordiford School, as well as walkers who utilise the public walking paths.</p> <p>Parking along the Dormington Road needs to be reviewed in regards to its impact on traffic and safety during school drop off and pick up hours.</p>		
12.			All policies	Supports all policies		Noted.	No change.
13.			All policies	Supports all policies	This a very useful exercise in protecting what is special in this beautiful area while recognising that change and limited growth can be attained in a sympathetic and sustainable way.	Noted.	No change.
14.1				Support all except those specified		Noted.	No change.
14.2			DM1	Object	DM1 – Object - Checkley has a predominant white render finish of local buildings.	Accepted. Amend Policy to refer to local materials in comments.	Amend NDP. Amend Policy DM1: Development proposals should conserve and enhance local landscape character by: 1. Using locally appropriate materials such as Herefordshire

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							old red sandstone and traditional red brick or white render in hard landscaping, and including suitable boundary treatments which respond to the local context
14.3			DM5	Object	DM5 Object - Checkley has timber frames and white render.	Not accepted. The Policy refers to the Design Guide. Checkley falls within CA2 Wye Valley and traditional materials are described in 'Architectural details' on p8. This includes '... 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.'	No change.
14.4			DM6	Object	DM6 Object - some properties not able to be re-used for sustainable designs.	Not accepted. Improvements in energy and resource efficiency can be made to almost any building, including historic buildings.	No change.

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14.5			DM10	Object	DM10 object - existing church should be community space/asset	Not accepted. The proposal does not preclude the church from being used as a community space / asset. The proposed hall would benefit both the parish and wider community and serve as a village hall' type facility which is currently lacking in the group parish.	No change.
14.6			DM13	Object	DM13 objection - use of rainwater harvesting.	Not accepted. Rainwater harvesting helps to manage surface water and so reduce flood risk as well as providing a source of water for gardening, cleaning etc and therefore saves drinking water.	No change.
14.7			DM1 DM5/6	Comment	With reference to DM1 and DM5/6 England has the largest stock of old buildings in Europe. We have not invested in the "housing stock". As an example replacement dwellings have been built in Checkley, Colwyn, Hillview, Garden Cottage and the	Noted. There is a need for existing housing to be improved to meet net zero targets as well as for new buildings to be designed sustainably. The NDP can only be used to inform decisions	No change.

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					Chestnuts, providing contemporary designed sustainable houses.	on development that requires planning consent.	
14.8			DM10	Comment	DM10 - Checkley, Mordiford, Dormington and Priors Frome have churches of varying age and style. the established church and non-conformist chapels are closing or being made redundant at an alarming rate. we should help make these important buildings "community assets".	Noted. Refer to PC. Buildings can be registered as assets of Community Value. This is something the PC may wish to explore with the community, but it is not necessary to identify them in the NDP.	No change.
14.9			DM13	Comment	DM13 - some continental countries have "rainwater harvesting" part of the building regulations. long term we must plan for global warming.	Noted.	No change.
14.10	All			Comment	no mention is made of the medieval holloway that runs through Checkley SMR21359.	Accepted. Include mention of medieval Holloway in NDP.	Amend NDP. Add to 3.5: <u>'There is evidence of a medieval Holloway, which seems to begin on Checkley Common, where it is recorded on ancient maps as a pond and runs alongside the road towards Priors Frome. It is visible in part as a deep ditch on either side of the road, or forms part of the road when it</u>

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							<u>runs between steeply rising embankments.'</u>
14.11	23	3.37			Page 23 item 3.37 there is a bus service on Monday to and from Hereford	Noted. Refer to p71 para 5.4.11 – this provides information about bus services in the area.	No change.
15.			All policies	Supports all policies		Noted.	No change.
16.1			All policies	Supports all policies		Noted.	No change.
16.2			DM13	Comment	DM13 – the group parish is unusual for the number of boreholes both in private hands and under water authority control, and which are used as sources of potable water for domestic use or other purposes. Whether used as potable water sources or agricultural water supplies they need to continue to provide a source of uncontaminated water. <ul style="list-style-type: none"> The flow of boreholes may be 	Partially accepted. Policy DM13 could be amended to include a reference to protecting private water supplies. Refer to Table 2 Welsh Water 7.2. They advise: 'As you will be aware, Welsh Water are the water and sewerage undertaker for the NDP area and we operate three public Wastewater Treatment Works (WwTW) in the area – Dormington, Mordiford Sufton Rise & Mordiford Pentoloe Close.	<u>Amend NDP</u> Amend Policy DM13 – add further text to title and after Part 3: <u>Policy DM13 Flooding, Wastewater and Sewerage and Water Supply</u> <u>New development and conversions of existing buildings will only be permitted where there is sufficient foul and surface water drainage, sewage treatment capacity and an adequate means of water supply.</u>

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					<p>damaged or water contaminated by land disturbance for example cause caused by agriculture, building, quarrying, or natural land slippage.</p> <ul style="list-style-type: none"> • Over-extraction of ground water for agriculture and domestic use could result in local water shortages particularly during our now unpredictable drought summers. • Flooding could also lead to contaminated ground water (building on flood plains will impact on natural drainage). <p>Therefore this policy should include some requirements relating to the preservation</p>	<p>Each of these WWTWs are small and so there is limited capacity to accommodate new development.'</p> <p>WW confirm that site 8/1 can be connected to the public sewerage network although some form of off site sewerage will be required.</p> <p>The other sites will be served by private drainage.</p> <p>WW advise that there are no issues with providing the allocations with a supply of clean water.</p> <p>However other development during the plan period may require private water supply.</p>	<p>New development <u>Proposals will be assessed the following:</u></p> <p>Insert at the end:</p> <p><u>4. Water Supply</u></p> <p><u>Proposals will only be permitted where there is no adverse impact on the quality or use of surface or ground water resources, including public and private boreholes serving other residential properties in the surrounding area.'</u></p> <p>Insert further supporting text after 5.4.34 (may also need some minor editing to improve flow of text):</p> <p><u>'A significant number of properties in the Group Parish are reliant on public and private boreholes for water supplies.</u></p> <p><u>Whether used as potable water sources or for agricultural these groundwater sources need to be protected to provide an uncontaminated water supply. Problems include:</u></p> <ul style="list-style-type: none"> - <u>Damage to boreholes and ground water</u>

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					<p>of boreholes as household/business essentials/assets.</p> <p>The impact of additional development in areas which are reliant on private or public water supplies, needs further consideration – with a recognition that water pressures may need to be increased to accommodate for this.</p> <p>Sewerage in the parishes is already an issue, with both Sufton and Dormington sewage works no longer fit for their existing purpose.</p>		<p><u>contaminated by land disturbance for example by agriculture, building, quarrying, or natural land slippage.</u></p> <ul style="list-style-type: none"> - <u>Over-extraction of ground water for agriculture and domestic use resulting in local water shortages particularly during periods of drought and low rainfall in summer.</u> - <u>Flooding leading to contaminated ground water.</u> <p><u>Therefore, Policy DM13 requires development to protect boreholes and water supplies.'</u></p>
17.1				Support all except those specified		Noted.	No change.
17.2			DM7	Object		Noted.	No change.
17.3			DM8 DM8/3	Object	Putting 3 extra houses opposite the busy school, would not be great for traffic and congestion! Let	Accepted. Site deleted from submission plan – refer to Table 1.	No further change.

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					alone the disturbance the workforce would bring!		
17.4			DM10	Object	The school has lost enough of its field with the parking area – the children need green space to run free and take part in sports activities.	Noted. The school has grounds and there are other open spaces within and around Mordiford. There is also a need for a community hall in the Group Parish and the hall could benefit everyone.	No change.
18.			All policies	Supports all policies		Noted.	No change.
19.			DM10	Support / Comment	DM 10 the addition of a community/school hall would be of great benefit, not just to the local children but also for the wider community.	Noted.	No change.
20.				Supports all policies		Noted.	No change.
21.1				Support all except those specified			
21.2			DM8	Object		Noted.	No change.
22.1	All			Support	Thank you for providing such a detailed and nicely laid out document.	Noted.	No change.

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					<p>It has made interesting and informative reading.</p> <p>Basically I think it's fantastic.</p> <p>I have a couple of small things to add.</p>		
22.2				Comment re Design Guide	p18, The Maltings was 20th Century, not 21st.	<p>Noted.</p> <p>Refer to AECOM</p>	<p>Amend Design Guide.</p> <p><u>Correct error</u></p>
22.3				Comment re Design Guide	<p>Table 09 CA 6: Dormington.</p> <p>Settlement Pattern & Landform. 1st sentence ' Development is characteristically limited to the eastern side of Dormington Rd. What does the word characteristically mean here?</p>	<p>Noted.</p> <p>Refer to AECOM</p>	<p>Amend Design Guide.</p> <p><u>Correct error</u></p>
22.4				Comment re Design Guide	Further down in the table, there's no need for an apostrophe for storeys.	<p>Noted.</p> <p>Refer to AECOM</p>	<p>Amend Design Guide.</p> <p><u>Correct error</u></p>
22.5				Comment re Design Guide	Building Typology & Height: 'Buildings vary in height, from one to three storey's,	<p>Noted.</p> <p>Refer to AECOM</p>	<p>Amend Design Guide.</p> <p><u>Correct error</u></p>
22.6				Comment re Design Guide	In the Architectural Details section of the table, the plural of canopy is canopies.	<p>Noted.</p> <p>Refer to AECOM</p>	<p>Amend Design Guide.</p> <p><u>Correct error</u></p>

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22.7				Comment re Design Guide	This also appears in table 10.	Noted. Refer to AECOM	Amend Design Guide. <u>Correct error</u>
22.8				Comment re Design Guide	Building Line & Boundary Treatment 'The Maltings, despite the provision of front gardens is much more densely settled than the remainder of the village Should 'that' be a 'than'?	Noted. Refer to AECOM	Amend Design Guide. <u>Correct error</u>
22.9				Comment re Design Guide	I have read all the tables, but only found those small errors in the Dormington sections.	Noted. Refer to AECOM	Amend Design Guide. <u>Correct error</u>
22.30				Comment re Design Guide	I didn't see much reference to sewage. Drainage and flooding was dealt with, but I understand that sewage is an issue, particularly in Dormington. Is the existing provision capable of withstanding more households? Does it need upgrading? Would any new houses need to have septic tanks? If so, has that been thought of and incorporated into designs?	Noted. Refer to AECOM. The NDP includes information and policies related to drainage and sewage. Refer also to Table 2 Welsh Water's comments.	Amend Design Guide. <u>Correct error</u>
22.31				Comment re Design Guide	Green and blue spaces; is a blue space water?	Yes	No change.

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22.32				Comment re Design Guide Support	I love the photos.	Noted.	No change.
22.33				Comment re Design Guide Support	I like the point that vegetation should not be used to screen development and multiple references to gardens and green verges. There are too many positives in this report for me to list; overall I think a superb job has been done.	Noted.	No change.
23.			All policies	Supports all policies	I think it is an excellent plan.	Noted.	No change.
24.			All policies	Supports all policies	A massive thankyou to all involved	Noted.	No change.
25.			All policies	Supports all policies		Noted.	No change.
26.			DM10	Support	DM10 I fully support the proposed new community hall	Noted.	No change.
27.			DM10	Support	DM10 - Support I believe this will benefit the school and the community. The community will benefit from improved traffic flow	Noted.	No change.

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					and to support the local community with a badly needed centre for community events from social events to a polling station. The school will benefit from a healthier, permanent structure in which to educate children and enable the school to plan and provide excellent levels of education for all pupils and their families within the community.		
28.1			DM2	Support	DM2 – support - orchards with footpaths get closed. Can council enforce opening?	Noted. Unauthorised closures of PROW should be reported to HC.	No change.
28.2			DM3	Support	DM3 - support - stop cutting hedges	Noted. The PC cannot stop landowners cutting hedges. However the PC is working hard to educate people and promotes protection of local wildlife and habitats.	No change.
28.3			DM4	Support	DM4 - support - action urgent chicken farms etc. support tree/reed lining.	Noted.	No change.
28.4			DM5		DM5 ?	Noted.	No change.

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28.5			DM6	Support	DM6 support - not sure what this reference is, but in general yes	Noted.	No change.
28.6			DM7	Support	DM7 small houses needed ++ many older people want to downsize.	Noted.	No change.
28.7			DM8	Comment	DM8 what is market housing?	Market housing is housing sold or rented on the open market ie not subsidised or provide as social housing.	No change.
28.8			DM9	Support	DM9 Support	Noted.	No change.
28.9			DM10	Support	DM10 support - I don't know enough about this.	Noted.	No change.
28.10			DM11	Support	DM11 support - bus recently reduced - Is 2 hourly from 1 hourly. Bad news.	Noted.	No change.
28.11			DM12	Comment	DM12 see comment solar panels		
28.12			DM15	Support	DM15 support but we have a vast solar panel scheme with no local benefits. development plan - I recognise there is a need for more rural homes, not 4 and 5 bedroom. Yes, 2 bedroom. For youngsters startup, old downsizing, clogging up the chain if cant move). Small is needed from council, not	Noted. The NDP policies and proposals support housing to meet local needs including housing for older people, younger people and affordable housing. Refer comments about solar farm to PC. Various community	No change.

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					<p>private landlord. But council, so that they stay available. maybe a limited time eg 5 years then review need. In dormington, there are plenty of 3/4/5 bedrooms. too expensive for the young and too big for the old.</p> <p>also the electric farm just being installed should give local area amenity.</p> <p>a cycle/footpath from dormington to priors frome to mordiford.</p>	benefits have been proved by the developer.	
29.1			DM1	Object	<p>DM1 - Object</p> <p>Though I commend the reasoning for this vision, I feel that the elephant in the room has been ignored.</p> <p>Why are we considering allowing further development into rural communities that have barely seen any financial support by local councils for decades? Is it the lure of the developer's money with the promise of sustainable, characterful properties shoehorned into already</p>	<p>Not accepted.</p> <p>The NDP has to plan positively for development and be in general conformity with the adopted Local Plan – here the Herefordshire Core Strategy. This sets out a minimum growth target for housing for the Parish to accommodate housing needs. Rural areas need housing as well as urban areas to support sustainable communities and meet local needs,</p>	No change.

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					underfunded communities with poor supporting infrastructure? I feel there would be neither benefit to the locals or prospective buyers.	<p>The NDP reflects this and seeks to ensure new housing and other development is appropriate to local needs and is designed sensitively to help protect the environment.</p> <p>The NDP provides an opportunity for local communities to shape development but cannot stop it.</p> <p>The D&MNDP has been prepared through extensive local community engagement and consultation and is generally supported by local people in their responses.</p>	
29.2			DM2	Object	DM2 Object – No, I feel the draft objectives do not go far enough to protect the communities and the natural areas surrounding Dormington and Mordiford.	<p>Noted.</p> <p>The consultation provides an opportunity to comment on the plan and set out suggestions for changes. Many of these will be taken on board in changes to the NDP prior to submission.</p>	No change.

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29.3			DM3	Object	<p>DM3 Object</p> <p>Has an independent impact survey been carried out by groups such as the Wildlife Trust, the Environment Agency, RSPCA, RSPB, etc? Has this been taken into account in this NDP?</p> <p>The areas of Dormington and Mordiford are fortunate to lie within areas of Outstanding Natural Beauty, surrounded by woodland and miles of trails and byways. Any increase of urbanisation within these areas would have a greater impact here than many other rural locations due to the wildlife and biodiversity that is to be found here. A case in point is the large solar power farm situated at Larport. This eye sore, which has used valuable farming land to produce inefficient energy, has not had the due consideration or diligence applied. Little consideration has been given to the wildlife impact, the maintenance of foreign imported solar</p>	<p>Noted.</p> <p>HC prepared an Environmental Report which assesses environmental impacts of the NDP's policies and proposals – see Environmental impacts – SEA and HRA https://dormingtonmordifordgroup-pc.gov.uk/ndp-regulation-14-consultation/ .</p> <p>Statutory and non-statutory environmental organisations have been invited to comment on the Draft Plan along with everyone else. Comments submitted (see Tables 1 and 2) will be used to inform changes to the Plan, including changes to improve policy wording to protect the AONB and natural and built environment.</p> <p>The Plan cannot be used to influence development that has already happened but</p>	No change.

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					panels, their predicted life span and disposal to land fill. Any development within these areas no matter whether its linear along settlement edges or ribbon off main routes would require the removal of hedgerows, trees, bushes, and the use of farmland whether its productive or not. This in no way benefits our environment.	can be used to shape future development proposals including for renewable energy schemes.	
29.4			DM4	Support	DM4 – Support I feel the draft vision is on the right track with ensuring that any future builds must be in keeping with the local character. Sustainable and environmentally sound building practises must now be the new norm. Any proposed builds must have prior consultation with local residents.	Noted.	No change.
29.5			DM5	Object	DM5 Object Anybody that has lived within Herefordshire for a while can tell you of the financial divide of the haves and have nots. The low paying local wages makes it very difficult for those first time buyers seeking a new home. Unfortunately,	Noted. The Design Guide document should help to ensure new development in D&M is more sympathetic to surrounding character.	No change.

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					<p>developers do not see this as their problem and are rarely held to account by the councils that permit them to build in these rural spaces. Case in point - our neighbouring village Fownhope where new "character full" sustainable properties have been built.</p> <p>None of these really are affordable to local residents. The developers will cram in a few small properties to tick the first-time buyer box! Leaving the majority of the plots for high end purchasers. Profit seems to be put over ethics. Unfortunately, our council lacks the courage to enforce a fairer process. Instead of seeking to urbanise the rural communities, how about the council just take a stroll around the deserted city centre where thousands of square feet of empty properties lye abandoned.</p> <p>Many are three stories high that could be easily converted to affordable</p>	<p>Housing policies should help to ensure house sizes and tenures in new developments meet local needs.</p>	

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					accommodation. It is evidently clear that property developers see this as a non-profitable process for them.		
29.6			DM6	Object	<p>DM6 Object</p> <p>Improving community facilities, accessibility, and infrastructure would be most welcome by all local residents. Unfortunately, the reality is very far from the nice optimistic plan within this draft vision.</p> <p>Roads have declined to a state not seen since the 18th century, bus routes and times have been reduced, community funding has been cut. Any further increase of the local population would only exacerbate the problem.</p> <p>The council has no money to sustain or improve local services or infrastructure. It would be much more efficient to use existing structures like schools to host community gatherings, local pubs could receive grants to help with the</p>	<p>Noted.</p> <p>The PC continues to work with HC to try and improve local roads and infrastructure but resources are limited.</p>	No change.

Consultee Ref. No.	Page No	Para No	Vision / Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>welfare of the local community, helping those that are elderly or in need.</p> <p>A true sense of community can be achieved more in these places than a soulless eco shed plonked into a field.</p>		
29.7			DM7	Object	<p>DM7 Object</p> <p>I am unsure how this draft vision outlines the direction rural enterprises should be going? The areas of Dormington and Mordiford should be encouraged to follow their traditional rural enterprises. Hops and apple production have declined, the loss of quality crop land will only kick the inevitable can down the road. In an uncertain world of increased food prices, it seems madness to build on ever decreasing farmland.</p>	<p>Noted.</p> <p>The technical site assessment included consideration of the most productive areas of agricultural land in line with the NPPF.</p> <p>The PC recognises the importance of local food production but there is also a need for some new housing in the Parish.</p>	No change.
29.8			All	Comment	<p>COMMENT</p> <p>The communities of Mordiford and Dormington must have the last say in the building of new developments; they mustn't</p>	<p>Noted.</p> <p>Local people have been given opportunities to comment informally and formally on the NDP's policies and proposals</p>	No change.

Consultee Ref. No.	Page No	Para No	Vision / Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>be influenced or pressured by distant politicians in Westminster or local councillors who have vested interests.</p> <p>The impact on the wildlife, the environment and the community must be paramount these should be assessed and included within the NDP. The communities of Mordiford and Dormington must have the last say in the building of new developments; they mustn't be influenced or pressured by distant politicians in Westminster or local councillors who have vested interests. The impact on the wildlife, the environment and the community must be paramount these should be assessed and included within the NDP .</p>	<p>and their ideas have helped to shape the content. NDPS have to sit within a higher planning policy framework at the Herefordshire and national planning policy levels.</p> <p>There will be a local referendum on the NDP at the end of the process when residents can vote on whether or not it should be used to determine planning applications.</p> <p>Residents can also comment on planning applications as and when they are submitted.</p>	
30.			All and DM10.	Support	It will be a great addition to the community. We'd love to run PTA events at school, but need a bigger hall	Noted.	No change.
31.			All and DM10.	Support	I think it would be a great addition to the school and	Noted.	No change.

Consultee Ref. No.	Page No	Para No	Vision / Objective/ Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					bring the community together even further		
32.			All	Support		Noted.	No change.
33.			All	Support		Noted.	No change.
34.			All	Support		Noted.	No change.
35.			All	Support		Noted.	No change.
36.			All	Support		Noted.	No change.
37.			All	Support		Noted.	No change.
38.			All	Support		Noted.	No change.

Dormington and Mordiford Group Draft Neighbourhood Development Plan

Regulation 14 Consultation 29th January 2024 – 11th March 2024

Consultation Responses

Table 4 Landowners and Developers

Consultee Name and Ref No	Page No	Para No	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Williams, Stewart 1.			All policies	Support all policies	None	Noted.	No change.
Billig, Marcus 2.			All policies	Support all policies	None	Noted.	No change.
Gullis, Michael 3.			All policies	Support all policies	<p>I have found this form somewhat difficult to complete on line so I can only assume that there will be very few response forms completed on line.</p> <p>This may be a reason for the lack of replies and support that the NDP Committee received during the set up of the NDP process.</p> <p>Or Again possibly due to lack of computer knowledge by us Senior Citizens. I must apologise for my absence at the</p>	<p>Noted.</p> <p>Hard copies of forms have been made available in a range of locations and these were well publicised.</p> <p>In addition, members of the NDP steering group were available at the drop in to help people.</p>	No change.

Consultee Name and Ref No	Page No	Para No	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>open day meeting on 5th March as I will be away at that time.</p> <p>However, I hope that all goes well for all those on the NDP Committee who have given up a great deal of their valuable time to take this project forward.</p> <p>Many regards,</p>		
Haigh, N 4.			All policies	Support all policies	<p>Very impressed with the ecological and environmentally responsible approach that the D&M group have taken and the thorough way they have presented the proposal.</p> <p>With regard to site DM8/2 proposed development / confirmation (??) of an eco dwelling at the land opposite Backbury Hill Farm registered as Fort House, the current map showing area of proposed development needs to be amended. We will provide a more accurate map. Many thanks to the team.</p>	<p>Noted.</p> <p>Amend map as suggested.</p> <p>See Appendix 1.</p>	<p>Amend NDP</p> <p>Amend Policies Map and Site Allocation Map for Site DM 8/2.</p>
Haigh, S 5.			All policies	Support all policies	<p>Site DM8/2 Fort House, Upper Dormington, HR1 4ED (site DMNP7 in the site options and assessment report)</p>	<p>Noted.</p> <p>Amend map as suggested.</p> <p>See Appendix 1.</p>	<p>Amend NDP</p> <p>Amend Policies Map and Site Allocation Map for Site DM 8/2.</p>

Consultee Name and Ref No	Page No	Para No	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>please see supporting document for proposed revision to the site map.</p> <p>Site DMNP7 / site DM8/2 fort house requested clarification for site map</p>		
Rosenthal, M 6.			DM8	Objects to DM8	<p>Object to DM8 - vehicular access on bend near to our home</p> <p>We do not understand why site DM8/2 has been approved and while a site on our land was refused due to vehicular access on the lane which will also serve DM/2. This seems inconsistent and unfair.</p> <p>Please can our site be independently assessed, for a single storey eco-dwelling. It seems inconsistent that our site was considered unsuitable for residential development because of access considerations when it is the same lane serving other proposals. We proposed a single storey eco dwelling which would provide much needed low cost affordable housing so desperately needed in the village.</p>	<p>Not accepted.</p> <p>The site was included in the Draft Plan following the technical site assessment and informal public consultation process.</p> <p>The landowners could submit a planning application for their site at any time and it would be determined through the development management process.</p>	No change.

Consultee Name and Ref No	Page No	Para No	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Southall, J 7.				Support all policies	This is a thorough and well-presented draft plan. If supported in a referendum it will be an excellent NDP. We did not entirely accept the AECOM assessment in relation to Backbury Hill Farm Orchard	Noted.	No change.

Appendix 1 - Gullis Response

The Parish Clerk
Dormington and Mordiford Parish Council
Sky Cottage
Upper Dormington
Hereford
HR1 4ED

Wednesday, 06 March 2024

Dormington and Mordiford NDP – REGULATION 14 CONSULTATION

Dear Julia, Councillors,

We trust you and yours are doing well.

Following the consultation meeting at the school yesterday evening, please see maps below outlining:

1. Site summary 14 draft of the NDP.
2. The current site map, taken from the Regulation 14 draft of the NDP.
3. An indicative revised site map.
4. The limited right of way (24ft), taken from the Deed of Grant as recorded at the Land Registry.
5. Boundary view showing possible fit view.

As you can see from Figure 4, the field is divided by a right of way, and the single dwelling that we envisage would necessarily be sited off the right of way. We'd value your feedback on the proposed indicative site map (Figure 3).

We've been associated with the parish for some 40 years. We'd love to keep that going, to make a place for Natasha to live and work in the parish, taking a sustainable, carbon neutral approach.

Yours,

1. Current site map from the NDP

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

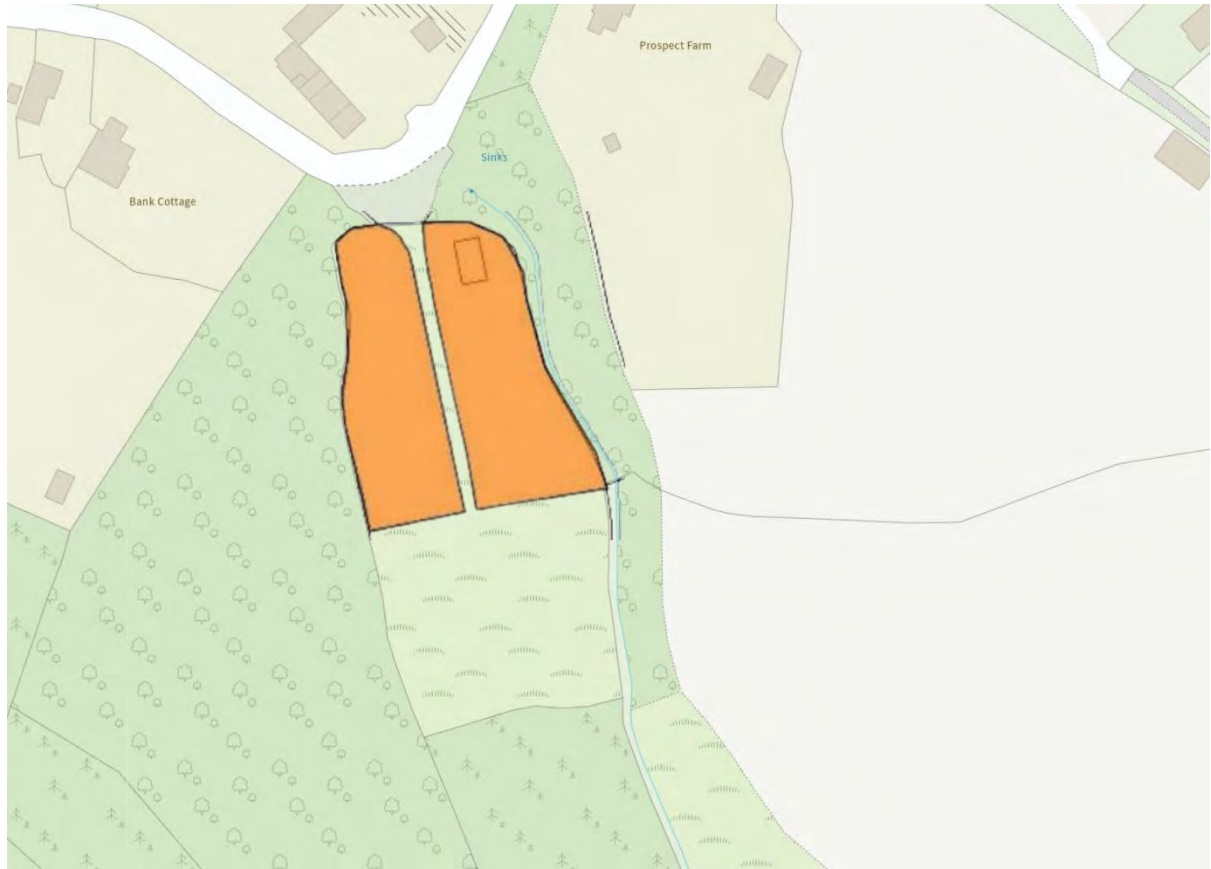


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Site DM8/2 is suitable for 1 single storey eco-dwelling.

Development will be supported where:

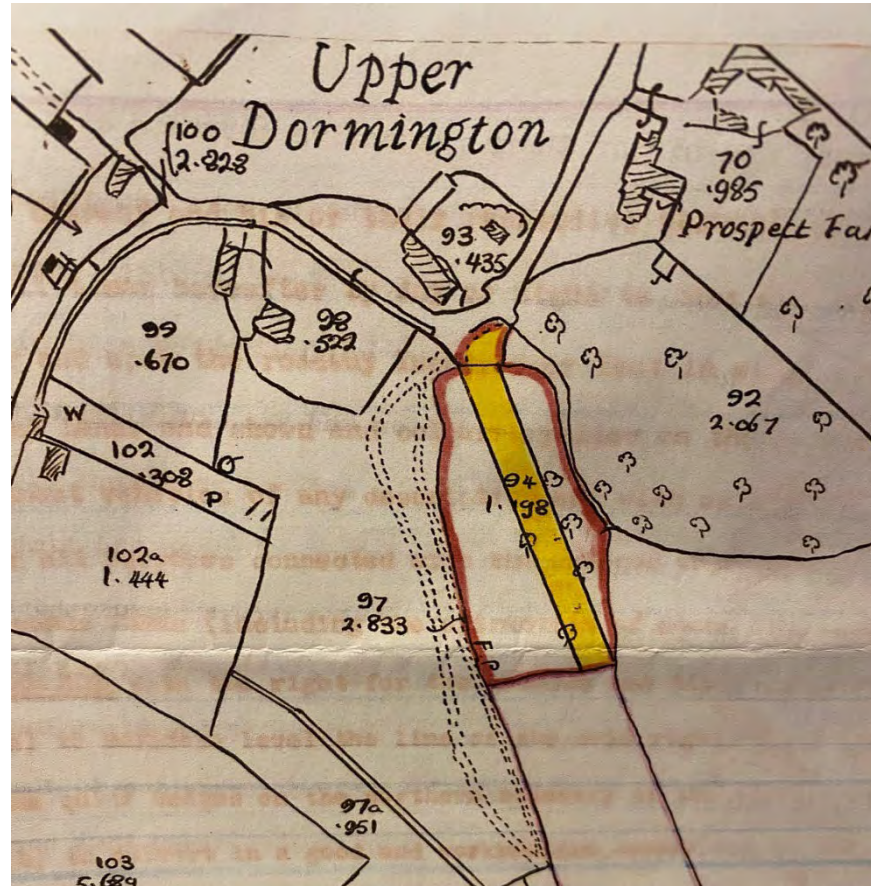
2. Current site map from the NDP



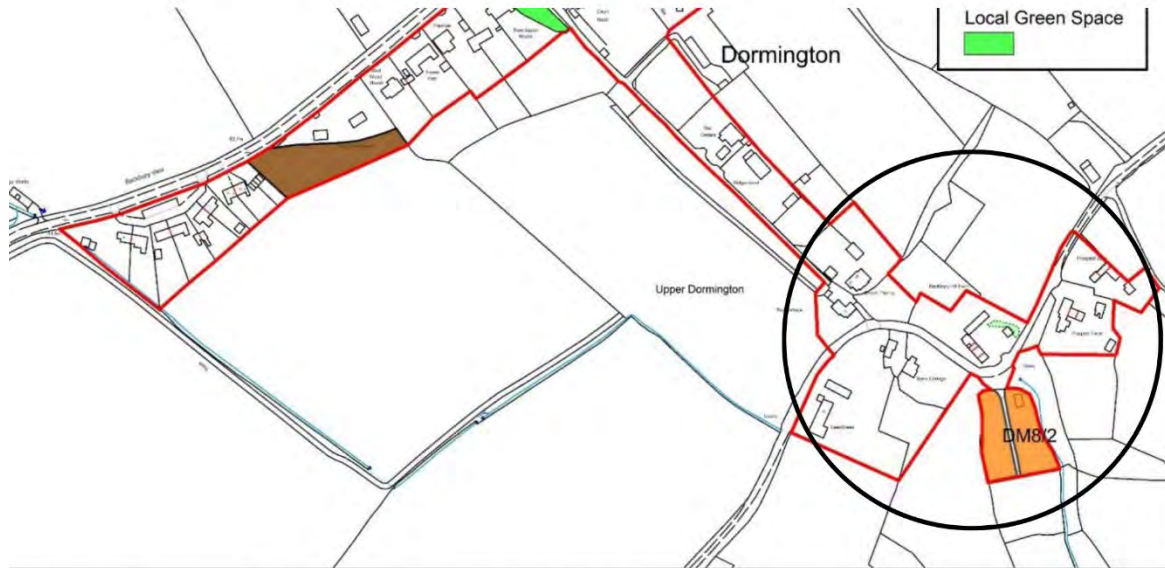
3. Revised indicative site map



4. Extract from Deed of Grant confirming limited right of way. Not to scale. Right of way is 24 feet in width.



5. Boundary view



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Dormington & Mordiford Group Parish Council

With Support from



January 2025