



Dorstone

Neighbourhood Plan

Public Consultation Draft
Regulation 14 Consultation

November 2015

www.dorstone.org.uk/neighbourhoodplan

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1. Preparation of the Dorstone Neighbourhood Plan

In August 2012 Dorstone Parish Council agreed to prepare a Neighbourhood Plan under the terms of the Localism Act of 2011. The application to Herefordshire Council was approved in September 2012 with the neighbourhood plan area being defined as the whole Parish as shown on Map 1.

This Dorstone Neighbourhood Plan (DNP) covers the period 2011 to 2031 aligning itself to the County's Development Plan, the Herefordshire Core Strategy. A review mechanism has been included in the DNP at Section 5.

The Parish had the advantage of a recently completed and well informed Parish Plan (2010) which had achieved an 80% response rate to its questionnaire. A wide range of local issues were covered in the Parish Plan including a number of planning matters which provided a sound starting point for the Neighbourhood Plan.

An Open Parish Launch Meeting was held on October 28th 2012 to explain the nature and purpose of neighbourhood planning and volunteers were invited to join a Neighbourhood Planning Steering Group with members of the Parish Council.

The Steering Group held its first meeting on January 30th 2013, consisting of the 7 members of the Parish Council, plus the Clerk to the Council, and four volunteers, later to be joined by two others. From the start, the Group has ably supported by Samantha Banks of Herefordshire Council's Neighbourhood Planning team, later to be joined by Claire Rawlings of CR Planning Solutions.

The full Steering Group has met on a regular basis. To effectively manage the workload the Group split into three sub groups to look in more detail at specific topics and preparing early drafts of the DNP. These were:-

- Consultation, Communications, Organisation and Vision
- Housing and Settlement
- Environmental and Economic

A consultation statement accompanies the DNP, and evidences the variety of consultations that have been undertaken and how the outputs of these activities have informed the progression of the DNP to its Draft stage. The key feature of the consultation process was the detailed Questionnaire carried out in late 2013 on a range of topics previously identified as being important to Parishioners in terms of the Neighbourhood Plan. A supplementary Questionnaire was also conducted in early summer of 2015 to determine Parishioner's views on intensive livestock installations and poly-tunnel development. The former arose from an Application in late 2014 for a Chicken Broiler Unit near the Bage. This provoked a wide ranging debate on the appropriateness of such an installation in the Parish.

The Steering Group is grateful for the interest and participation of all residents in the development of the DNP and looks forward to continuing the conversations on the DNP's contents, development and application. Thanks also to John Platts for formatting documents, Sophie Robinson for drawings and Tim Rogers for photos.

The DNP is now at its Final Draft stage and available for comment until 31st. January 2016. The comments received will be analysed and amendments made to the Plan where appropriate. Following this Regulation 14 consultation, the DNP and its supporting documents will be sent to Herefordshire Council for a six week publicity period and following that will undergo Independent Examination. Subject to a successful examination, the DNP will proceed to a local referendum. If a simple majority of electors vote in favour, it will be formally adopted and form part of the Local Development Framework and used to determine planning applications across the Parish.

2. Description of Dorstone Parish

Dorstone Parish lies at the north western end of the Golden Valley, fifteen miles south west of Hereford and six miles east of Hay-on-Wye. It is generally regarded as a beautiful rural parish, nestling under the Black Mountains. The main village area centres on a village green, overlooked by the old school, now the village hall and the Pandy Inn. The Church, Dorstone Front Room, formerly a Shop now a community facility and Playing Fields are a short distance away.

The rest of the parish consists of a number of hill farms with larger farms working the valley area. Many former farm houses/buildings are now domestic residences. There are a number of smaller settlements within the parish, notably the Bage in the west, Crossways on the northern side of the Village and Llanafon on the east. These are linked by the B4348, the main road through the Golden Valley.

As this DNP concentrates on future issues facing the Parish, no attempt is made to describe Dorstone's long history, particularly as an excellent book on Dorstone over the period 1890-1990 was prepared in 1990 by Dorstone's Village History Committee led by John Jones and Ernest and the late June Morgan.

However the Parish has continued to evolve and change over the last two decades and the following, based on the 2011 Census Information highlights the most important characteristics of present day Dorstone. A more detailed summary is contained in Appendix A:-

1. The population of the Parish as recorded in the Census of 2001 was 318, ten years later this had risen to 401 an increase of 26%. In terms of percentage growth Dorstone was the 6th highest rate of population growth of 138 Parishes in Herefordshire in this period. The County percentage growth rate was 5%.
2. The age distribution of Dorstone Parish is similar to that across Herefordshire. The only significant difference is in the age group 25-44 where Dorstone only has 15% compared with a County wide figure of 23%. Dorstone has marginally higher % in the older categories. A positive feature in terms of a balanced community are the number of children aged 15 and under at 18% slightly ahead of the County figure of 17% and 16-24 year olds representing 11% of total, compared with a County figure of 10%.
3. Questionnaire adult responses indicate that 33% are retired, a further 7% are semi-retired, 28% are in self-employment, 20% are employed full time, 12% part time. 9% are looking after home and family. 5% (11 people) are in full or part time education. It is noteworthy that 57 of the self-employed total of 65, run a business from their property.
4. As a rural Parish, population density is much lower in Dorstone 0.2 persons per hectare compared with a Herefordshire average of 0.80 according to 2011 Census data.

5. The population of the Parish has continued to change with 35% (83 people) of Questionnaire respondents having lived in Dorstone for 10 years or less; 35% (82 people) have lived 11-25 years; 21% (50 people) have resided here for 26-50 years. 9% (21 people) have lived in the Parish for over 50 years.
6. Owner occupation, at 82% of households, is the predominant form of tenure.
7. Overall, parishioners are very happy living in Dorstone, 61% of Questionnaire respondents stated that they were very satisfied with Dorstone as a place to live, 37% fairly satisfied, with only 3% or 6 persons being dissatisfied.

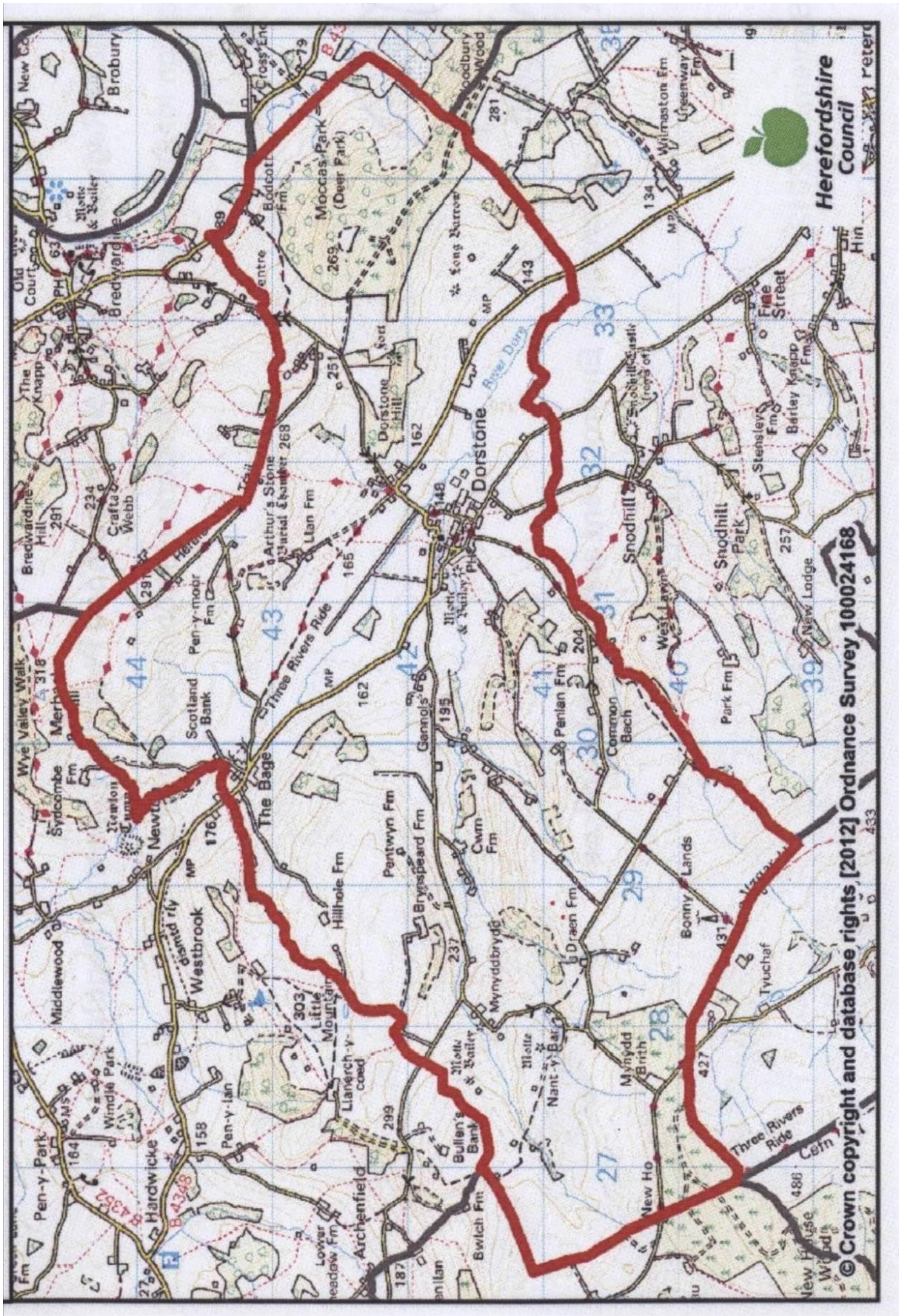
The last bullet point sums up admirably, the feelings of many parishioners who like the village, its sense of community, and above all, want to maintain the existing environment with its peace and tranquillity enjoyed by both young and old.

The Parish continues to evolve. As well as its significant change in population since 2001, there has also been a significant growth of small businesses other than farming. This has been enabled through changes in technology, particularly the provision of broadband and mobile phones which has made it possible to run a range of businesses from home. The desired improvements in these services will undoubtedly accelerate this trend.

Whilst the overall conclusion from the Questionnaire results is that there is no desire for any radical change, there is also recognition that if the community is to thrive some modest growth of new housing is needed.



Map 1 Neighbourhood and Parish Area



3. Vision Statement and Objectives for Dorstone Neighbourhood Plan

Dorstone Parish is a small Community that recognises that modest changes and limited growth can help meet the aspirations and the way of life of all those living in it. By 2031 this will mean Dorstone Parish will continue to be:

1. an attractive place to live that caters for the needs of all age groups from young to old
2. an area where managed housing growth has been delivered and meets the needs of local people
3. an area which promotes and encourages successful farming and small businesses, an environment where young members of the community can seek employment and remain in the parish
4. an area where local facilities and services have been enhanced and are well maintained
5. a sustainable environment preserving the built and natural landscape and providing a peaceful and enjoyable way of life
6. a vibrant community which can influence the future of their area and looks after its members whilst being welcoming to new residents and visitors

To deliver the DNP's vision a number of Plan objectives have been identified:

1. ***Enable managed housing growth within the parish which meets the needs of local people that is appropriately designed and is located to ensure protection of the special character of the area.***
2. ***Promote Dorstone Parish as a location which promotes successful farming and small businesses and to encourage an environment in which young members of the community can seek employment and remain in the Parish.***
3. ***Welcome visitors and promote sustainable green tourism through support for small scale tourism developments, provision of improved signage/cycle paths and the provision of improved Bed and Breakfast/self catering***
4. ***Improve broadband and mobile phone coverage across the entire parish to assist local businesses and residents.***
5. ***Ensure that development in Dorstone makes a significant contribution towards the transition to a low carbon economy by reducing energy consumption and its impact on the environment.***
6. ***Preserve and enhance the areas landscape features, important wildlife areas, its heritage and historical sites. This will ensure that these aspects are protected for future generations to enjoy, for wildlife habitats to thrive and will help encourage appropriate opportunities for leisure, tourism and development.***
7. ***Ensure that development proposals take full account of the potential for flooding through alleviation measures so that new development does not exacerbate the likelihood of flooding on surrounding land.***
8. ***Encourage and enhance the use of all community facilities in order that they continue to thrive and cater for the needs of all age groups.***



The following sections of the DNP identifies specific policies which seek to deliver its objectives and overall vision. These policies have arisen from the information provided by the residents of the Parish at the various consultation events/surveys. These policies need to be read in conjunction with the newly adopted (October 2015) Herefordshire Local Plan and National Planning Policy Framework. Collectively these documents provide the Local Development Framework for the area and contain the policies which will guide and inform future development in the Parish.

4. Dorstone Neighbourhood Plan Policies

4a. Housing and Settlement Boundary

Evidence

(i) Residents' survey results

- Large support for homes for local people or those with local connections 68%.
- 52% thought these should be family homes with 3 bedrooms.
- 51% favoured starter homes with 2 bedrooms.
- 55% supported the idea of homes incorporating working facilities i.e. small scale enterprises located within or adjacent to the home.
- Easy access e.g., bungalows was supported by 42%.
- Minimal support (5%) for "Executive Homes" (4 or more bedrooms) and only 5% supported flats/apartments, or houses turned into flats.
- Positive support, i.e. more in favour than against, for all types of new housing but with proportionately more support (70%+for and 7% against) for privately owned homes than privately rented housing (47% for and 16% against). In addition 44% were in favour of low cost housing for outright sale, 40% for shared ownership schemes for local people and 36% for housing association rented housing.
- A large majority favoured small infill developments within the Village (68% in favour – 14% against) and 56% were in favour of development of up to 3 homes 16% against.
- A significant majority against developments of 6-15 new homes (68% against only 6% in favour), with 37% against developments of 3-5 homes 32% in favour.
- Green field development of individual houses in open countryside was opposed by 43% with 32% being in favour.
- Additional building within an existing site won 56% support with 13% against.
- Majority support – (49% in favour 33% against) for reinstating the settlement boundary.
- Style and design of buildings should match existing neighbouring properties.
- Very strong support for stone, slate roofing and wooden window frames.

- In the supplementary Questionnaire, carried out in May-July 2015 there was strong support (83% in favour, 8% against) for the idea that the DNP should contain a provision which allows the development of a small (100square metres/1076 sq. feet or less maximum 2 bedrooms) house built within the curtilage of an existing house/farmhouse outside the Village Settlement area in order to meet an identified family need.
- Similarly there was strong support,(78% for 10% against) for a similar provision with the same parameters as above, in order to support the development of a small business

(ii) Future housing needs as Assessed by Dorstone Housing Needs Survey 2012

A survey conducted by Herefordshire Council in 2012 came to the following conclusions in terms of future housing needs in Dorstone for the following three years:

- “Questionnaires were mailed out to all households in the Dorstone Parish, a total of 176, who were requested to return them if they foresaw a need for affordable housing in the next three years.
- The survey found that four households would need affordable accommodation in Dorstone parish in the next three years – the need is for 4 times 1 bed dwellings.
- Two of the four households found to have an affordable need within the parish provided a choice of alternative areas outside the parish to which they would be prepared to move to.
- Two households were excluded from the report total as they were not considered eligible for affordable accommodation.”

This 2012 Survey confirmed the Parish Plan findings of 2010 in so much as twelve people said they or an individual was likely to need alternative accommodation within the next five years. As part of the Parish Plan Questionnaire sent to everyone in the Parish, individuals expressing a need for alternative accommodation could have requested a more detailed form setting out their requirements, but no-one took advantage of this facility.

(iii) Herefordshire Council Core Strategy Evidence and Implications for Dorstone

The scale of new housing in the Golden Valley, as indicated in the Herefordshire Council’s Local Plan is 12% of the number of dwellings in the Parish. The total number of households in Dorstone Parish is 177, and therefore the number of new houses required to 2031 is 21. However 1 house has been completed in the period 2011-14 and there are another 13 housing approved commitments (3 on the Village Green, 8 at the Bage, and 2 recently approved houses at the eastern end of Chapel Lane). Therefore the minimum net requirement would be 7. This would cover a period until 2031.

The preference of the community (residents survey results) for smaller new accommodation (3 bedrooms or less) also reflects the Herefordshire Local Housing Market Assessment (June 2011) and the Local Housing Requirement Study (March 2012) that smaller houses (predominantly 2 and 3 bedroom properties are required across rural areas in Herefordshire. This also helps to redress the balance in the existing housing mix by providing smaller, flexible accommodation which meets the needs of all generations.

Over the past ten years there have been 10 new homes built within the village area, with a further 8 in the wider parish. There are also a further 13 homes in the parish where planning permission has been given but with work still to be completed. The 8 homes built in the wider Parish gives an indication of the scale of potential windfall developments which could count towards the 7 new houses minimum target. Therefore the scale of the required new development to comply with the Herefordshire Local Plan is relatively modest and should be accommodated within the village area.

(iv) Settlement Boundary for Dorstone Village

Detailed consideration has been given to the requirement for a Settlement Boundary within the main village of Dorstone and where that boundary should be drawn. The previous boundary was designated by South Herefordshire District Council in 1997 but not included in the adopted UDP for Herefordshire in 2007.

As can be seen from the results of the residents' survey, there was a majority in support from the community for the re-introduction of a settlement boundary. The Steering Group spent some time on this important issue taking as a starting point the previous 1997 settlement boundary. The Group devoted one meeting to walking around the edge of the settlement boundary examining where the original line was drawn and where possible amendments could be made. Further consultations with the community on this important issue were carried out at the Annual Plant Day in 2014 where the existing line was displayed on a large map and comments invited on its suitability and possible variation. The issue was also extensively discussed in the meeting with farmers & small business owners in June 2014. With a few exceptions those consulted felt a settlement boundary was a good idea, although some concerns were expressed in the farmers/small business meeting that the boundary could be drawn on a wider basis than that proposed.

The criteria that had been used to define the historic boundary were reapplied when re drawing the settlement boundary for Dorstone village. These criteria have already been tested, provide some consistency of approach and include:

- Lines of communication – the boundary traces the edge of the built up area, therefore excluding roads, paths, railways and other lines of communication;
- Physical features – the boundary follows physical features including buildings, field boundaries and curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas;
- Planning History – the boundary has been drawn to reflect planning decisions including existing commenced planning permissions and new developments.
- Village enhancements – land and buildings have been included which contribute and make up the village form;
- Important amenity areas – important amenity areas which form part of the character of the settlement have been identified, protected by policy and included in the settlement boundary due to its contribution to built form.

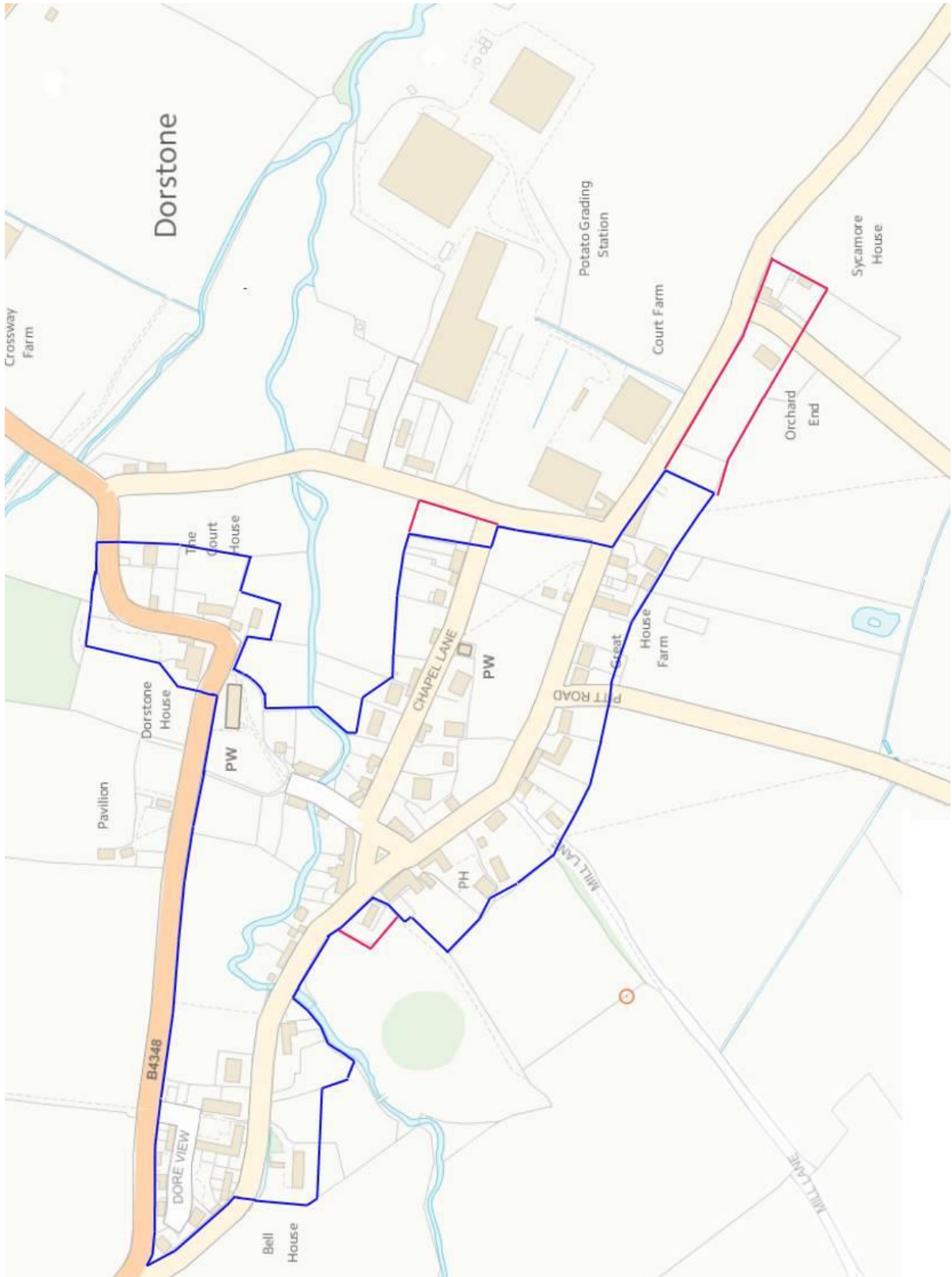
Adopting and incorporating the above criteria the proposed settlement boundary (see Map 2) reflects the previous boundary but makes three amendments. These changes are:

- Extending the boundary on the north side of Chapel Lane to the end of the road.
- Extending the boundary on the east side to Sycamore House at the junction of the road to Snodhill and the back road to Peterchurch.

- Inclusion of Castle Barn in the centre of the village converted after the original boundary was drawn.

In terms of policy approach, future development should take place within this defined settlement boundary in accordance with the relevant policies set out in the DNP.

Map 2 Settlement Boundary Changes



The proposed boundary is shown on map above – additions in red.

Housing Objective

To enable managed housing growth within the parish which meets the needs of local people that is appropriately designed and is located to ensure protection of the special character of the area.

Policy Justification

The DNP will therefore adopt policies which reflect the following factors

1. General

- The overall DNP Vision and the views of the community as expressed in the Questionnaire and Supplementary Questionnaire results outlined above.
- Development associated with Dorstone village will be directed to sites that lie within the defined settlement boundary.
- The planned modest scale in terms of the number of new houses proposed by the local authority in its Local Plan.
- Ensure that the homes built to meet the housing needs as evidenced by the Council.
- Ensure that new homes are built in small clusters; as individual homes or in schemes of no more than three homes.
- Ensure that each new home has no more than three bedrooms.

2. Site or Criteria Based Approach

Careful consideration has been given to whether policies should be based on identifying specific sites or whether an agreed set of criteria should be developed against which future planning applications can be judged. A previous Herefordshire Council Strategic Housing Land Availability Assessment in 2010 did identify three potential sites as suitable for housing. These were:

- The village road Frontage in the field between Llandine and the Pont-y-Weston Stream.
- Field between Chapel Lane and the Pont-y-Weston Stream
- Field between Chapel Lane and the west and north respectively of the entry road into the village, i.e. opposite Great House Farm/Pitt Road and adjacent to the Chapel.

On balance, given the limited scale of future development a criteria led approach is considered to be the right approach to assess the suitability or otherwise of the limited number of small scale future housing developments. This criteria is set out in Policy DNP H1 and DNP H2 below.

3. Protection of Dorstone's Built Heritage features and important views/open spaces and landscape setting

Dorstone village is designated as a Conservation Area. This designation seeks to protect the villages' natural and historic assets. A particular feature of the village is its large open spaces bordered by linear housing developments with views to the adjoining countryside. These spaces help to connect the village with its rural setting and provide the village with its sense of place.

To ensure ongoing protection and enhancement a characterisation study has been prepared as part of the evidence to support the policies contained in the DNP. This study has identified important open spaces, views, landscape features which need to be protected from development as well as key heritage features which should be protected and taken forward and included within future schemes.

This will help ensure the successful integration of new build within the built form of the village whilst protecting the areas special character.

4. Meeting the future needs of the Old and the Young within the Parish

In addition to the formal assessment of future housing needs consideration has also been given to future housing needs particularly relevant to rural parishes such as Dorstone, namely the provision of social care for an ageing population and the need to improve the opportunities for younger people. Detailed consideration was therefore given to supporting the development of new small houses being built within the curtilage of an existing house/farmhouse outside the Village Settlement Area. However, after careful consideration, such an addition would be contrary to the Local Plan policies RA2 and RA3 and therefore no provision is included in this Plan. Under the review and monitoring arrangements, set out in Section 5, if new evidence emerges that such developments are needed, this possibility could be looked at again.

The DNP therefore seeks to encourage the provision of housing to meet identified housing needs as defined in Policies RA2 and RA3 of the Herefordshire Local Plan – Core Strategy. The DNP supports the approach taken within the Herefordshire Core Strategy which provides opportunities to meet local housing needs through:

- New build within the defined settlement boundary of Dorstone and
- through the limited opportunities provided through Policy RA3 including the reuse of redundant rural buildings as per Policy RA3/RA5, through agricultural, forestry and rural enterprise dwellings as per policy RA3/RA4, through the replacement of an existing dwelling and appropriate small scale extensions to existing residential properties within the Parish
- through the Herefordshire Core Strategy exceptions Policy H2

5. Meeting the needs of small businesses for Work/Live Units

In addition to the development opportunities contained in Policies RA3 and RA4 to support rural business enterprise, this Plan also supports the approach to live work units within Policy RA5 of the Herefordshire Core Strategy. This policy permits the reuse of redundant rural buildings for the provision of live work units which support the rural economy

6. Affordable Housing

The findings of the DNP consultation concluded that local people wanted to ensure that any future affordable housing met the needs of local people.

The Herefordshire Council's Rural Housing Background Paper states that Dorstone has a need for 4 affordable homes. The DNP seeks residential proposals ranging from individual properties to small scale developments of up to three dwellings in order to protect the character of the village and its Conservation area.

The Core Strategy Policy H1, states that the threshold for the provision of affordable housing is on sites of ten or more dwellings. The scale of growth within Dorstone falls below this threshold. As a result the affordable housing needs of the Parish are best met within the larger sustainable settlements of Kingstone and Peterchurch where more sizeable residential developments are being progressed. These developments will deliver more affordable housing than is needed to meet the needs within the two settlements. In addition these larger settlements also have a higher level of service provision than Dorstone making them more sustainable settlements for future occupiers.

Dorstone's need would seem to be best met through delivery of affordable housing in the larger schemes being progressed in Kingstone and Peterchurch. However, to ensure flexibility is built into the DNP, a policy has been included which confirms the Plan's commitment to providing a range and mix of houses to meet the needs of those in the parish and links to the Core Strategy exceptions Policy H2.

DNP Housing Policies

Policy DNP H1 Settlement Boundary: Dorstone Village

The village of Dorstone will continue to act as a focus for development within the Parish to help support the settlement's services and facilities. To deliver this growth a settlement boundary has been defined. Development will be directed to appropriate sites that fall within this boundary in accordance with other relevant policies of this Plan.

Policy DNP H2: Housing Site Criteria

To meet Dorstone's housing requirements as identified in the Herefordshire Core Strategy support will be given to the provision of at least 21 new dwellings over the plan period 2011-2031. This figure includes new dwellings constructed and planning consents granted between April 2011 and May 2015.

To ensure the ongoing protection and enhancement of the village's designated Conservation Area housing proposals should:

1. Be located on small infill sites of between one and up to three dwellings within the defined settlement boundary for Dorstone.
2. Not adversely affect the amenity of adjoining properties
3. Be located on sites that lie outside the flood zone 2 and 3 areas of Pont-y-Weston and the River Dore as defined by the Environment Agency.
4. Respect, protect and safeguard the character of Dorstone and do not adversely affect any listed buildings, monuments, other historic assets and the local landscape quality including important open spaces, views and its landscape setting as identified and mapped in appendix B
5. Have acceptable highway access and meet the necessary standards required by the Highway Authority.

Outside of the defined settlement boundary new homes will only be permitted where they comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of rural buildings (Policy RA5).

Development that does not meet the above will not be permitted

Policy DNP H3 Housing Design Criteria

All housing proposals will need to:

1. Respect and where possible enhance the natural, built and historic environment of the parish and Dorstone's Conservation Area and take every opportunity through design and materials to reinforce local distinctiveness and a strong sense of place incorporating local features as set out in Appendix C.
2. Take every opportunity where practicable and viable, to include features which improve environmental performance and reduce carbon emissions. These will include energy efficient measures as well as renewable energy generation as set out in Appendix D.

3. Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any new development does not result in an increase in surface water run-off and reduces existing run-off where possible.
4. Be of a scale and form which complements the character of the area and will not result in a loss of amenity for existing residents.
5. Be limited in size to up to three bedrooms to meet local housing need requirements.

Development that does not meet the above will not be permitted.

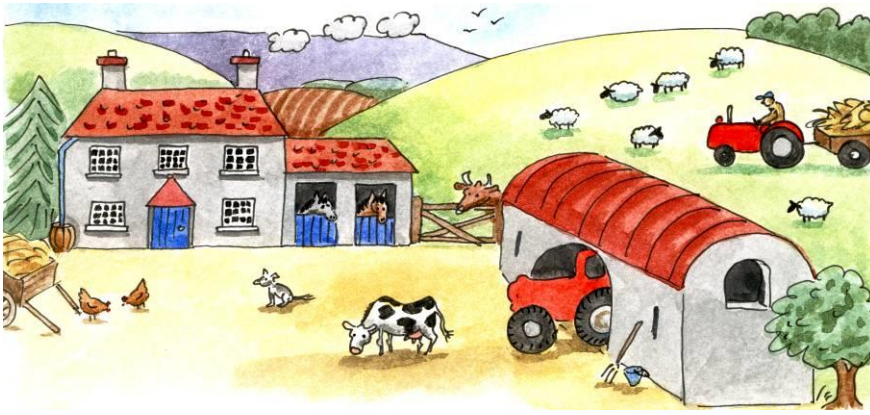
Policy DNP H4: Delivery of Affordable Housing

Affordable housing, justified through an up to date housing needs survey, will be allowed on appropriate sites outside but adjacent to the defined settlement boundary of Dorstone to meet the identified housing needs of local people within the parish and the requirements of Policy H2 of the Herefordshire Core Strategy.

Community Action

- The Parish Council will ensure that these policies will be well publicised and that potential new developers are aware and understand them.
- The Parish Council will ensure that all new applications for housing development will be assessed against the policies set out in this section and will liaise fully with Herefordshire Planning Department in ensuring full compliance.





4b. Small Businesses, Farming & Employment

Evidence

Residents' Survey Results

- 61% of respondents thought that the Neighbourhood Plan should be used to identify potential sites for employment use.
- 81% thought that the Neighbourhood Plan should encourage the establishment of small businesses.
- 75% thought the DNP should encourage the establishment of workshops, 78% supported farm diversification and 68% tourism. 55% supported the idea of new living accommodation incorporating work units.
- 28% (65) of respondents classified themselves as self employed, a further 20% (46) were in full time employment with 12% (27) in part time employment.
- These percentages reflect the 2011 Census information which showed 31% in self-employment, 19% in full time and 12.5% in part time employment.
- The consultation exercise for the Neighbourhood Plan demonstrated that the self employment sector is much more diversified than the past where agriculture was a predominant source of employment. It is estimated that there are at nearly 40 small businesses operating from the Parish, other than farming. These cover a wide range of activity including IT and business consultancy and Web Design, small scale manufacturing, education, travel and tourism, creative arts, as well as traditional craft and building businesses.

Small Businesses, Farming & Employment Objective

To promote Dorstone Parish as a location which promotes successful farming and small businesses and to encourage an environment in which young members of the community can seek employment and remain in the Parish.

Policy Justification

The DNP seeks to strongly support the growth and development of appropriate small scale sustainable businesses which reflect and complement the local environment of the Parish. In addition the DNP seeks to retain existing employment areas within the Parish and supports Policy E2 of the Herefordshire Core Strategy.

The DNP particularly seeks to encourage businesses started by people looking initially (or permanently) to work from home or to assist others to establish a live work unit. This plan also seeks to support the Herefordshire Core Strategy policies related to farm diversification proposals in order to maintain a successful farming sector.

In some cases it is recognised that people may not have a suitable space within their home from which to run a business or are not able to rent employment space. To support this, and encourage the development of businesses as well as provide live work units, the neighbourhood plan supports applications wishing to:

- Develop new, small scale businesses within the settlement boundary of Dorstone,
- carry out small scale extensions to existing properties,
- convert outbuildings and redundant rural buildings,
- Enable small scale extensions to existing businesses.
- Promote sustainable tourism
- Proposals will need to also meet the requirements of Policies RA3, RA4, RA 5 and RA6 as well as Policy E1 and E3 of the Herefordshire Core Strategy

Policy DNP E1: Small Businesses, Farming and Employment

The creation of small scale new business space and live work units will be supported through:

1. the conversion and re-use of redundant rural buildings
2. appropriate small scale extensions to existing residential properties
3. appropriate extensions to existing employment operations.
4. small scale new buildings or workshops on suitable sites within the defined settlement boundary of Dorstone.
5. if the above provisions do not meet the stated business need for an on-site dwelling, providing that there is full compliance with Local Plan Policy RA4 and RA5, support will be given to the development of a Work/Live Unit.

All proposals will need to ensure that:

1. the proposed work activity and proposed development is compatible with its location and setting and can be accommodated within the local highway network to the satisfaction of the Highway Authority.
2. any development shall be designed having regard to policies contained within this Plan and should not impact on local amenity or detract from the quality and character of the building to which they are linked or neighbouring buildings, by reason of height scale, massing, location or facing materials used in their construction.

All proposals must comply with Policies RA5, RA 6 and Policy E1 and E3 of the Herefordshire Core Strategy.

Community Action

- To help market and promote existing businesses the Dorstone Community web site and associated Facebook pages will seek to provide opportunities for our small businesses to reach their market place. Detailed consideration will be given by the Parish Council to expanding the Dorstone Community web site to ensure that our small business sector has appropriate links to their markets and in return links from their web sites are made to the Community web site. Development of appropriate Facebook pages will be promoted in association with the Community web site.

4c. Infrastructure

Evidence

Residents' Survey Results

- 90% of respondents currently use a mobile phone.
- Only 10% of whom can get a full signal within Dorstone, with 26% enough signal to make a call
- 64% have no reception.
- 70% of individuals would support a community scheme to improve signal strength.

N.B. No questions relating to Broadband services were asked as this issue because at the time (mid 2013) it was hoped that this issue would be fully addressed by mid 2015. Unfortunately the timescale for these improvements has slipped so the inadequacy of the broadband service remains a problem at the time of publication of the DNP. The Parish Council continues to monitor the situation and to lobby Herefordshire Council for improvement plans to be completed asap.

Infrastructure Objective

To improve broadband and mobile phone coverage across the entire parish to assist local businesses and residents.

Policy Justification

The DNP will support proposals to improve and deliver quality mobile phone coverage and super fast broadband which are sensitively located. Improvements to these services will have the following benefits:

- Technology moves at an ever increasing pace and therefore it is vital to embrace all modern technologies and look favourably upon schemes to assist in addressing this issue.
- Improved mobile phone coverage is a key support to other policies contained in the DNP, for example, the ability to attract tourism, the retention/return of the younger generation and also the establishment of home businesses and small & medium enterprises.

The DNP policy should therefore aim to encourage and where possible facilitate the development of the latest digital network coverage across the whole parish.

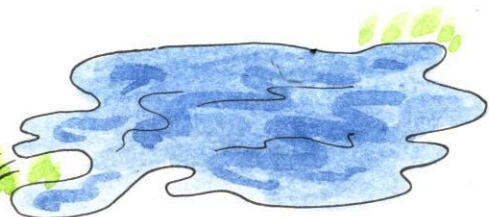


DNP IN 1 Policy – Infrastructure

- 1. Mobile Phone Infrastructure proposals which will provide high quality telecommunications for businesses and residents will be supported where they are sensitively sited and are of an appropriate type and scale which protect local amenity and will have minimal impact on the areas historic and natural environment.**
- 2. Proposals for well-designed and sensitively located development linked with the delivery of super-fast broadband services will be supported where they provide high quality internet connectivity for businesses and residents.**
- 3. All new developments will need to provide suitable connections to services to ensure that future occupiers have access to high speed broadband.**

Community Action

- The Parish Council will continue to lobby the “Big Five” Mobile Phone Companies with a view to significantly improving mobile phone reception, and to bring about a minimum of 3G reception.
- The Parish Council will investigate the feasibility of a community mobile phone scheme and other options for possible funding. This will include visiting or talking to other Parishes who have introduced such schemes and possibly working with neighbouring parishes to achieve improvements in the Golden Valley area.



4d. Tourism

Evidence

Residents' survey results

These results clearly indicate support for the development of tourist related initiatives:

- 63% thought that that the DNP should include provision for the development of tourism, whilst 22% were against.
- Better information and signage attracted significant support, for example:-
 - 69% supported better signed footpaths
 - 73% supported better in village tourist information
 - 80% supported tourist Information on Dorstone Web Site
- 74% were in favour of encouraging greater use of the Dorstone Front Room by tourists.
- Better/more provision of B&B accommodation was supported by 74% (48% in favour of better/more provision of Holiday short term lets, 28% saying no in this case).
- 63% were against any more holiday homes and 51% were against further camp sites, 34% being in favour of the latter.
- 60% would like to see the development of cycle paths up and down The Golden Valley, 26% were against.



Tourism Objective

To welcome visitors and promote sustainable green tourism through support for small scale tourism developments, provision of improved signage/cycle paths and the provision of improved Bed and Breakfast/self catering accommodation.

Policy Justification

The importance of tourism to the Herefordshire economy is well summarised in a quote from the Herefordshire Draft local Plan –

“The tourist industry is a major factor in the sustained economic development, stability and financial wealth of Herefordshire as a whole. It is an emerging market with considerable potential presenting opportunity for diversification and growth of both communities and traditional rural industries which were primarily centred upon agriculture.”

The DNP aims to capitalise upon current and future tourist related opportunities by establishing a rationale and structure by which such change can be enabled and managed without radically altering the integrity of the existing environment, landscape or historical heritage of the area; being the very qualities which draw tourists to the area.

Policy DNP T1 – Tourism

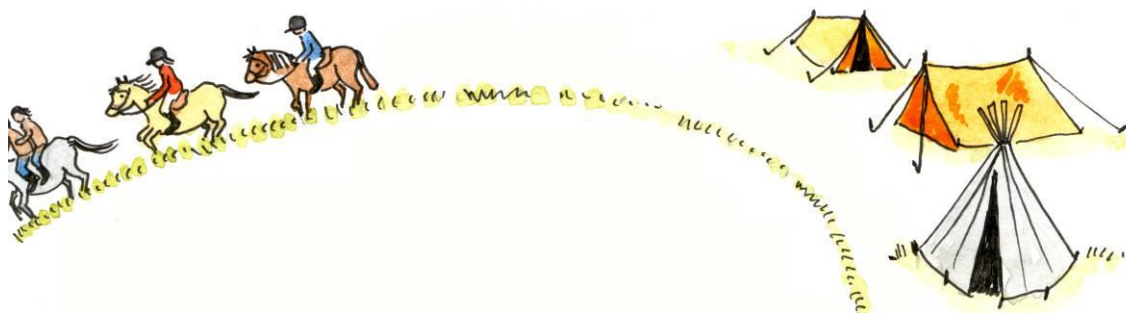
Sustainable rural tourism proposals will be supported where they:

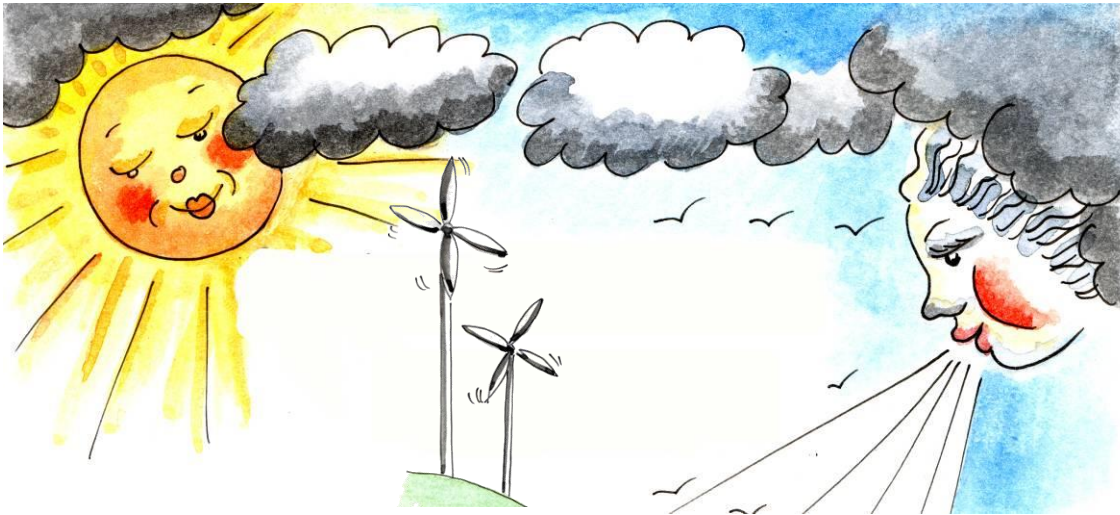
1. Are of a size and scale which respects and has minimal impact on the local environment, landscape and historical heritage of the area;
2. Take account of the impact of any new tourist development on safety, volume of additional traffic and vehicular access and have off road parking.
3. Convert and reuse rural buildings for the provision of B& B and Self catering accommodation which are supported by a sound business case
4. Support initiatives to improve and expand footpath and cycle way networks in the Parish

Community Action

Dorstone Parish Council and other interested parties in tourism should seek to promote tourism in the Parish by:

- Supporting planning applications which conform to the above policy statements.
- Developing the use of the Dorstone Community Web Site to incorporate tourism as a feature and develop links with other related web sites, including availability of B&B and self-catering accommodation.
- Providing more visible and informative media presence e.g. specific websites for general information, history, ecology, etc.
- Working with other neighbouring parishes to promote tourism thereby achieving environmental continuity, and fostering sustainable developments which are financially viable.
- Continuing to promote and improve traditional sources of information for tourism including footpath maintenance and development.
- Supporting any initiatives designed to improve tourist facilities that are in conformity with the above policy statements.
- Promoting greater access to the natural environment, landscape and historical heritage of the area by supporting the development of additional pathways, cycle routes, viewpoints, parking and picnic areas.
- Providing traditional sources of information e.g. maps, walks, information packs, sign posts.





4e. Renewable Energy

Evidence

Residents' survey Results

Overall, renewable energy schemes were regarded with considerable enthusiasm by the residents of Dorstone parish. Respondents were asked for views about individual, commercial and community schemes. Preferences, dislikes and concerns were expressed and the most significant of these are set out with percentages as follows:

- **Individual:** Residents were keen to see the use of renewables by individual households and expressed clear preferences for solar (88% for), ground source (80% for), waterpower (68% for) and biomass (59% for). Almost as many residents opposed wind power as supported it (41% against, 47% for).
- **Commercial:** There was no strong overall support for commercial schemes in the parish. Amongst those who did support commercial schemes there was a slight preference for ground source (42% for) and waterpower (36% for) and a clear dislike of wind power (43% against – only 17% said “Yes”).
- **Community:** There appears to be strong support in principle for some type of community scheme, with clear preference for ground source (67% for), small scale solar (65% for), water power (55% for) and air source (53% for). There was strong disapproval for the idea of multiple wind power turbines (67% against). There was a more balanced result for, single wind turbines (42% in favour with 37% against) and large scale photovoltaic array (36% against with 32% in favour).

In relation to all types of scheme, there were clear concerns expressed by the residents in connection with particular technologies which could be judged to impact significantly on the environment and landscape. It is clearly important to seek to avoid or ameliorate such impact. Whilst there is support, in principle, for a community scheme there was a small number of residents who were willing to invest in such schemes and therefore much more work is needed if it is to gain further interest and support.

Renewable Energy Objective

To ensure that development in Dorstone makes a significant contribution towards the transition to a low carbon economy by reducing energy consumption and its impact on the environment.

Policy Justification

This policy seeks to deliver the plan objective and ensure that all new energy infrastructure provision takes account of the DNP Residents' Survey results as well as issues regarding overall local amenity and landscape impact in terms of appropriate type, siting and scale.

Policy DNP RE1: Renewable Energy

All new development will need to:

- 1. Reduce the use of fossil fuels**
- 2. Promote the efficient use of natural resources**
- 3. Promote the production and consumption of renewable energy**
- 4. Encourage and where possible facilitate the development of low and zero carbon energy consumption particularly in the case of proposed new housing development.**
- 5. Ensure all new renewable energy proposals take account of landform, layout, building mass and orientation and landscape so as to minimise consumption and be appropriate for both the type and scale of the proposed development.**
- 6. Promote renewable and low carbon technologies in locations where they will not harm the character or appearance of the parish or the surrounding landscape.**
- 7. Incorporate design features in new developments as identified in Appendix D of this Plan to reduce their energy requirements.**

Community Action

- In order to minimise any additional contribution to climate change from new or developed buildings the Parish Council will consider creating a “climate change champion” to advise and liaise potential developers.
- The Climate Change Champion will examine the feasibility of establishing a community energy production or saving schemes and to judge the level of potential interest and viability of a scheme(s). This would include an examination of the feasibility of a community energy scheme to serve some or all of our community facilities and central housing stock.



4f. Conservation, Heritage & Landscape and Biodiversity

Evidence

Residents' Survey Results

These results demonstrate that many residents are concerned that the natural environment and the historical heritage of Dorstone and its surrounding area should be preserved and protected and not diminished or lost.

- All buildings and sites, listed received overwhelming support in terms of future protection – Playing Fields – 92%; Church – 90%; Village Hall – 86%; Pandy Inn as a pub – 80%; and the Shop/DFR – 72%.
- There was also strong support for the importance of the preservation of views – Open Spaces – 86%; local wild plants and wildlife – 82%; particular views 74%; and our best scenery 74%.
- 63% of respondents were in favour of the Golden Valley being designated as part of an Area of Outstanding Natural Beauty, 22% were against. Respondents provided a long list of particular views, the most commonly quoted were the view towards Dorstone Hill and Merbach, one comment summing up many views was “the open view towards Merbach which maintains a rural “feel” and a sense of “openness” in the Village”. Views towards Snodhill and Vagar Hill were also commonly quoted.
- A supplementary questionnaire carried out between May and July 2015 sought the Parishioner’s views on the development of intensive livestock installations and polytunnels. The questionnaire, which attracted a 70% response rate, asked whether Dorstone was an appropriate location for intensive livestock installations and also for farm scale commercial use of Polytunnels. In the case of livestock installations 75% of respondents said Dorstone was not a suitable location, with 20% saying yes – 5% had no opinion. With regard to Polytunnels, 70% said Dorstone was not an appropriate location, 18% said yes with 12% having no opinion.
- As the DNP has no impact on the Conservation status of the village, no questions were asked in this regard. The importance of the Conservation Area however is recognised and reference to its protection is included in the DNP Policy statement below

Conservation, Heritage & Landscape and Biodiversity Objective

To preserve and enhance the areas landscape features, important wildlife areas, its heritage and historical sites. This will ensure that these aspects are protected for future generations to enjoy, for wildlife habitats to thrive and will help encourage appropriate opportunities for leisure, tourism and development.

Policy Justification

Underpinning all aspects of the DNP, is the natural and built environment of Dorstone Village and the surrounding countryside. Residents clearly believe the preservation of open spaces and views enhances the quality of life both for themselves and visitors to the Parish. Protecting the “natural world” is also seen as a key factor in considering the future development of the Parish.

This concern for the protection of the landscape and natural environment is reflected in the results of the Supplementary Questionnaire. In the case of intensive livestock units, large scale developments (units with more than 85,000 broilers, 3000 production pigs or 900 sows), that require an Environmental Impact assessment are outside the scope of a Neighbourhood Plan. However smaller scale developments below these thresholds can be included and can be influenced by an approved Neighbourhood Plan.

The results of the Supplementary Questionnaire show widespread concern over the impact of the introduction of both intensive livestock units and farm scale commercial polytunnels on the local landscape and general environment of the area. Any proposals for such developments would have to satisfy criteria laid down in DNP ENV Policy 1 as set out below.

DNP ENV Policy 1– Conservation, Heritage and Landscape

Development proposals within the Parish should;

- 1. Protect and enhance the character of Dorstone’s Conservation Area including its listed buildings, archaeological sites and heritage features as well as its open spaces, views and landscape features as identified in Appendix B of this Plan.**
- 2. Ensure that any development is sensitively located so as to protect the natural and built environment, is of a scale and design which ensures that new build will merge seamlessly with the existing landscape and is designed to include the heritage features provided in Appendix C of this Plan.**
- 3. Protect ancient woodlands.**
- 4. Improve access to the landscape by encouraging the creation of new pathways and opening of green lanes and tracks.**
- 5. Encourage the planting of roadside verges and open spaces with wild flowers and native species.**
- 6. In the case of the development of Intensive Livestock Units proposals would have to ensure that**
 - a. access arrangements and the capacity of the highway network is capable of accommodating the proposal, and is able to fully satisfy the requirements of the Highway Authority**
 - b. developments would have minimal impact on the landscape, environment and amenity of the Parish.**
- 7. In the case of any commercial scale polytunnel development proposals will need to ensure that they:**
 - a. not cause unacceptable cumulative impacts on the landscape, environment, visual quality and amenity value of the Parish.**

- b. not have unacceptable visual and amenity impacts on dwellings in the locality**
- c. Can demonstrate to the satisfaction of the Highway Authority that the development will not give rise to significant vehicular movements on substandard parts of the highway network.**

Community Action

To be undertaken by the Dorstone Parish Council and/or Herefordshire Council and interested individuals or groups:

- Explore the possibility of AONB designation.
- Promote better roadside verge management.
- Ensure compliance with planning policy
- Encourage the planting of native hard wood trees and where appropriate the reinstatement of hedgerows.



4g. Flooding

Evidence

Residents' Survey Results

In response to the Question "has your property, land or access to your property, been affected by flooding" the following results were received:

- 15% (36 in number) stated they were affected by river/stream overflow
- 19% (43 in number) were affected by field run off
- 22% (50 in number) were affected by road run off
- 29% (67 in number) were affected by blocked drains and ditches.

Of those answering "yes" to being affected:

- 70% were affected due to problems with access to property
- 30% were affected due to flooding of gardens and or vehicles with 16% having problems with flooding of garages or gardens
- The incidence of damages was as follows –
 - carpets 12%, fabric of house 8% and furniture 3%.

As the questionnaire was completed on an individual basis the number of houses affected cannot be determined precisely. Whilst the scale of the problem may not be on a par with other parishes both in the County and elsewhere the danger of flooding remains a very real issue for certain households.

Flooding Objective

To ensure that development proposals take full account of the potential for flooding through alleviation measures so that new development does not exacerbate the likelihood of flooding on surrounding land.

Policy Justification

Dorstone Parish covers a significant portion of the northern end of The Golden Valley. It is characterised by steep hill sides which rise to the east and west of a flat elevated valley bottom in which the village of Dorstone is located. Historically the valley bottom was poorly drained and predominantly either marshland or given over to river meadows which periodically flooded.

Two watercourses drain the area, the Pont y Weston Brook from the west and the River Dore to the east. The Pont y Weston Brook runs through the village of Dorstone and joins the River Dore just to the south of the village; the River Dore is the primary watercourse and runs the length of The Golden Valley and eventually joins the River Monnow. Each watercourse is fed by numerous streams and field ditches which run off the hillsides.

Dorstone village and its surrounding area are currently experiencing an increasing incidence of flooding related events that impact both residential property and agricultural land. Blocked ditches and drains give rise to flooding of roads and uncontrolled flow of water across land into residential property. Waterlogged fields become unworkable and are subject to run off, soil erosion and consequent silting of ditches, drains and roads. During periods of heavy and sustained rainfall watercourses, ditches, and drains are overwhelmed by the volume of water that they are expected to accommodate. The problem is exacerbated by the steep terrain of much of the area which creates ideal conditions for rapid run off of large volumes of water which ultimately must be absorbed by the Pont y Weston Brook and River Dore which flow through the flat and poorly drained valley bottom in which the village of Dorstone is centred.

The Environment Agency Flood Map for the village area confirms that certain sites are categorised as Flood Zone 2 or 3. Flood Zone 2 is defined as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding. Flood Zone 3 is defined as land assessed as having a 1 in a 100 or greater probability of river flooding. These areas are shown on the Environment Agency Map for the village area and are generally adjacent to the Pont-y-Weston stream particularly to the east of the village area.

The Parish Council is fully aware of the flooding risks to particular properties located near to certain “pinch points” generally near bridges. Over past years the Council has therefore funded dredging work near, and as far as possible, beneath the bridges, helping the watercourse to cope with periods of high water and thereby reduce the incidence and impact of flash flooding.

DNP F1 Policy – Flooding

- 1. No development should be permitted in areas identified as being within potential Flood Zones 2 & 3 of the Pont-y-Weston and the River Dore as defined by the Environment Agency. (See also DNP Policy H1xx)**
- 2. Proposals for new development should include a flood risk assessment and drainage strategy, including the provision of sustainable urban drainage solutions ensuring that any new development does not result in an increase in surface water runoff and aims to reduce existing run off where possible.**

Community Action

- A Flooding Working Group should be established consisting of some members of the Parish Council and home and landowners affected by flooding risk. Their task would be work together, and with other agencies, to reduce the likely future incidence and impact of flooding within the parish. This group could take on a responsibility for preparing a risk assessment and contingency plan for all potential areas of flooding within the parish, to be reviewed annually.
- The Parish Council will continue to monitor the state of all roadside ditches and drains to ensure that they are cleaned and maintained in an appropriate manner. In particular it will work, with Herefordshire Council contractors, to ensure that material dug from ditches will be taken away and not banked up along roadsides, if left, the material is readily washed away to cause problems elsewhere. Subject to financial constraint, the Lengthsman’s Scheme will continue to assist in this work.
- The Parish Council will continue to work with riparian owners to ensure flooding is minimised by regular dredging in areas adjacent to bridges and promoting bank maintenance.



4h. Community Facilities

Evidence

Residents' Survey results

- When asked to state how satisfied people were with Dorstone parish as a place to live, 97% were either very or fairly satisfied, with only 3% being fairly dissatisfied.
- It is apparent from other responses to the survey that one factor which enhances satisfaction of living in the parish is the availability of community facilities to parishioners. At least once a year, very significant numbers make use of the village hall (87%); the church (77%); the Pandy pub (74%); the playing field (69%) and the Dorstone Front Room (67%). In addition 42% make use of the mobile Post Office and 32% use public transport.
- 16 of the 19 youth respondents were either very or fairly happy living in Dorstone. 73% used the village hall either weekly or monthly, 63% went to the youth club and 90% used the playing fields either weekly or monthly.

Community Facilities Objective

To encourage and enhance the use of all community facilities in order that they continue to thrive and cater for the needs of all age groups.

Policy Justification

Thanks to the efforts of previous generations and the current residents of the Parish, Dorstone Parish enjoys a strong sense of community. A major factor in creating this community spirit is the work of the various village organisations in creating the opportunity for residents and visitors alike to take part in events and activities as well as providing a daily/weekly meeting place in the Dorstone Front Room, the Church and the Pandy Inn. Their continuation and success is a critical part of the future development of the Parish.

The DNP policy is aimed at supporting and developing these assets. In particular, given the overwhelming support for these facilities and organisations, there should be a presumption against change of use of any of the current community facilities. Consideration should be given to placing some of the facilities on the Community Assets Register.

Any money arising from Community Infrastructure Levies will be used to maintain, improve and enhance community facilities such as the village hall, playing fields, Church, and Dorstone Front Room. Priorities would be determined at the time through an agreed process prepared and agreed by the Parish Council, following consultations with village organisations

DNP Policy – Community Facilities – CF1

1. The DNP seeks the retention and enhancement of all its existing community facilities, including those listed in Appendix E, for their ongoing use by the local community.
2. Proposals for new community facilities will be supported where they meet a community need, are sensitively located, protect residential amenity, and provide sufficient parking.

Community Action

The Parish Council and Community Groups and where appropriate, Herefordshire Council will work together to achieve the following objectives:-

- **Working Together** - Promoting further community use of the village hall, the Church, playing fields and the Dorstone Front Room by encouraging co-operation between the individual managing groups and where possible exploring the possibility of sharing facilities, resources and expenditures. The Dorstone Community web site should be utilised to facilitate cohesion, awareness and participation. Parish Council spending should also be directed to assist this process.
- **Promoting Exercise** - Encourage the provision and use of all sport, exercise and play facilities for use by all ages. This would include support for footpath walking and cycle paths. The Parish Council to investigate direct funding resources to this end.
- **Youth Group** - Retaining and developing Dorstone Youth Group possibly supported with small grants from the Parish Council.
- **Allotments** - Exploring measures which promote healthy living by provision of land for allotments for growing food for the community consumption.
- **Protecting Community Assets** – looking to safeguard the current use of community facilities by registration on the Community Assets Register. Parish Council to research required action and to canvass support for such action

5. Review and Monitoring Dorstone Neighbourhood Plan

The DNP covers the period until 2031. Inevitably within this period there will be further changes to the following:-

- Demographics changes within the Parish with probably result in an increase in the proportion of older people.
- Government planning policies.
- The ups and down of the housing market, reflected in movements in both the price of new and older properties and the market value of land.
- Changes in the demand for local housing, particularly from younger members of the community and the needs of elderly members.
- Further development of small businesses and farming which may affect the demand for other types of building and the availability of land.

These and other unforeseen developments make it essential that this Plan is kept under review. It is proposed to hold a formal review in 2020, to ensure that the details of the Plan, particularly in terms of housing, are still relevant and that the plan continues to serve the best interests of the parish.

6. Appendices

Appendix A Summary of Key Census Information 2011

The 2011 Census provides a wealth of information on Dorstone Parish. Key Statistics are summaries below:-

1. **Totals** Total Parish Population is 401 (189 Males & 212 females) with 163 households.
2. **Age Distribution**

Age	Dorstone	%	Herefordshire	%
Up to 15	72	18	31515	17
16-24	43	11	17854	10
25-44	59	15	42530	23
45-59	95	24	38958	21
60-74	82	20	34100	19
75+	50	12	18520	10
	401	100	183477	100

3. **Young and Old** - In terms of very young we have 25 aged 5 and under and 4 older citizens over 90.
4. **Place of Birth** - 380 Parishioners were born in the UK, of whom 41 were born in Wales, 4 in Scotland and 4 in The Republic of Ireland.
5. **Dwellings** There are 175 dwellings and 23 of our residents have a second address within the UK and 8 outside.
6. **Property Ownership** - 131 households are owned of which 95 are owned outright. 36 households have a mortgage. There are 3 households in social housing and 25 in private rented houses.
7. **Employment** - Of 281 aged 16-74, 195 are economically active. Of these 89 are employees, 87 are self employed, 9 unemployed and 10 full time students classed as economically active. We have 86 economically inactive of whom 40 are retired.
8. **Children** - There are 119 families in households; 72 with no dependent children the rest with dependent children, 92 in total. 42 people live in one person households, 5 as lone parents with dependent children and 8 as lone parents with no dependent children.
9. **Education** - In terms of education qualifications, of the total population aged 16+ there are 82 with a degree, 60 with a professional qualification and 71 with other vocational work related qualifications. 171 have 5+ GCSE passes and 54 have no qualifications.
10. **Hours worked and Employers** in terms of hours worked of the 185 (16-74 year old) in employment 119 work full time, 66 part time. Largest employer is Agriculture, forestry – 32, followed by wholesale and retail 27, 19 in health and social work, 18 in manufacturing, 16 in construction 15 in education.
11. **Household deprivation** is measured by the presence of 4 dimensions – unemployment, lack of education qualifications, poor health, poor housing. Of our 163 households, 76 register no dimensions, 52 one, 27 two dimensions and 8 three with nil in all 4.
12. **Health** wise 332 do not have any limiting health problem or disability, 43 are limited a little whilst 26 are limited a lot. 3 state they have very bad health, 13 bad health, 53 fair health, 117 good health and 215 very good health.
13. **Cars and Travel to work** - Of the 163 households 9 have no car or van, 52 one car/van, 76 two cars/van 26 3 or more cars/vans. Travel to work wise, 48 work mainly from home, 109 use car/van, and 1 uses a bus, 17 walk.
14. **Religion** - Last but not least religion – of total population 264 regard themselves as Christians, 82 have no religion with 48 not stating their religion.

Appendix B Key Building Features

Source Characterisation Study OHA Architecture

OHA Architecture has prepared a Characterisation Study which has informed various policies in this Plan. This study has identified key building features that contribute to the villages' character. These are listed below:

- Two-storey height dwellings
- Majority of buildings constructed with slate roofs
- Majority of buildings constructed with natural stone walls
- Render / timber cladding also used for external walls
- Painted timber windows
- Windows tight below roof eaves lines
- Painted timber doors, with porches over (various styles)
- Stone / brick chimneys



Appendix C Environmental Statement

Source OHA Architecture

Low Energy Design Guidelines

Listed below are a series of low energy guidelines which need to be taken into account when designing and developing new development.

These guidelines will ensure that low energy design is achieved whilst maintaining the heritage quality and character of Dorstone's Conservation Area.

These guidelines include:

- Small windows to North: given the historic nature of Dorstone, this could be easily achieved.
- Orientation for solar gain and for ventilation: this would be more site specific, but would have a large impact on the buildings sustainability.
- GSHP for winter heating: given that GSHP are more efficient in ground that retains water, this would be an ideal choice as Dorstone sits within a valley.
- Sheltering walls and planting as wind buffers: to a large extent, this already happens in Dorstone, with stone boundary walls, and tall hedgerows.
- Sheltered entrance with wind lobby: again, this already happens, especially with the use of porches.

Appendix D Community Facilities in Dorstone Parish

The following community facilities are regarded as very important to the residents of the Parish and have been protected for such use within the DNP. Every opportunity will be taken to enhance these values facilities during the DNP period:

- Village Hall
- The Church
- The Pandy Inn
- Playing Field
- Dorstone Front Room
- Mobile Post Office
- Public Transport

Appendix E Key Natural Features including List of Open Spaces, Key Views and Landscape Features

Source Characterisation Study OHA Architecture

OHA Architecture has prepared a Characterisation Study which has informed various policies in this Plan. This study has identified key natural features that contribute to the villages character. Map 3 illustrates the sites and views referred to in the following:

OPEN SPACES

Open spaces are at the 'heart' of the village, and the study has identified the following as the main spaces in the village:

- OS1 Open space between the B4348 and Pont-y-Weston Brook (with St Faith's Church to the East and Llandine to the West)
- OS2 Open space surrounding the Motte and Bailey Castle
- OS3 The Village Green (centre of the village)
- OS4 Open space between Chapel Lane and the old road to Peterchurch
- OS5 Open space around St Faith's Church

VIEWS

There are numerous view in and around Dorstone, and the study has identified the following as the main views:

- V1 View North West from Court Farm
- V2 View South from Pitt Road
- V3 View South West from Mill Lane
- V4 View North East from Motte and Bailey Castle
- V5 View North East from Village Green
- V6 View North West from Village Green
- V7 View North from Brooklands Bridge
- V8 View West from Bell Farm
- V9 View North West from B4348 Junction
- V10 View North East from B4348 Junction
- V11 View North from Playing Field
- V12 View South East from Bridge Cottage
- V13 View North West from Chapel Lane Junction

In addition there are also directed views along the narrow roads, bordered by tall hedgerows

LANDSCAPE FEATURES

The village sits within the 'Golden Valley' undulating landscape, with surrounding hills and woodlands

- Open fields and spaces (see above)
- High hedgerows and trees, bordering roads and properties
- Pont-y-Weston Brook (leading into the River Dore)
- Motte and Bailey Castle

2014

Map 3 Key Views and Landscape Features

LEGIBILITY ANALYSIS

KEY

NODES



LANDSCAPE FEATURE



SIGNIFICANT LANDMARK



MAJOR LANDMARK

