

**Representations on Dormington and Mordiford Group NDP:
Land South-East of Pantoloe Close, Mordiford**

1. On behalf of a local landowner, I have been asked to respond to the invitation issued by the NDP team for landowners to register their land as potential development land in the forthcoming NDP.
2. My client owns an area of land (the Site) cross hatched below in blue. The extent of the NDP area is marked by a red line.
3. The Site is well served by a vehicular access and lies in a discrete area of the Wye Valley AONB not designated for any other purpose. It lies within easy access to the public house and the Hereford-Fownhope Road along which there is a regular bus service in both directions.
4. Figure 4.14 of the Herefordshire Core Strategy 2015 identifies Mordiford as one of main foci of proportionate housing development in Hereford Housing Area which, under Policy RA1 'Rural Housing Distribution', has been earmarked for a indicative housing growth of 18%.
5. Applying the number of houses deemed to exist in the main village envelope (according to the Rural Housing Background Paper 2013 which forms part of the Core Strategy evidence base) this equates to the need for a minimum of 13 dwellings to be found at Mordiford between 2011 and 2031. A review of the Core Strategy is currently underway and, in all likelihood, it will increase the number of houses to be found in the rural areas including Mordiford. Paragraph 60 of the National Planning Policy Framework (July 2021) explains that the Government's objective is to significantly boost the supply of homes nationally. Consequently, there is governmental support to plan positively for the erection of new homes in the NDP commensurate with the scale and function of individual settlements.

6. The Site is a suitable location meet some of the need to locate more homes of an appropriate scale at an appropriate and accessible location at Mordiford.
7. Development at Mordiford is severely constrained by an open floodplain within the AONB that dominates its northern flank, awkward vehicular access to the busy Hereford-Fownhope Road and by the extensive areas of woodland on the lower valley slopes. In contrast, my client's land lies in a discrete location, adjoining modern housing development, well away from the open floodplain and with safe indirect access to the Hereford Road.
8. My client asks that the NDP Team consider this Site as a potential housing site in its formulation of the emerging revised NDP.
9. You are welcome to contact me for details of the site or any related matter which I can convey to my client.

Paul Smith MRTPI

MORDIFORD

DANTALOE CLOSE

NDP BOUNDARY

THE SITE

SUTTON

HAUGH
WOOD

HOPE
SPRINGS

NDP
BOUNDARY

