

Dormington and Mordiford Group Neighbourhood Development Plan 2023 – 2041



Summary of Draft Plan For Informal Consultation

Dormington and Mordiford Group Parish Council

June 2023

Foreword

Welcome to the summary document of the emerging Dormington & Mordiford Draft Neighbourhood Development Plan (NDP).

The NDP contains planning policies to guide development in the Group Parish up to 2041. Whilst this is a very rural area with a beautiful landscape, important wildlife and significant built heritage, there is a need to accommodate change and, where possible, make improvements. Development is needed to help ensure Dormington and Mordiford continues to be a thriving and sustainable rural community; housing should meet local needs, community facilities should be improved and rural businesses supported to allow them to invest and prosper. However buildings and conversions should be designed sensitively to ensure they reflect the context and distinctive local character and the natural environment should be protected and enhanced. The NDP sets out a positive planning framework so that these aims can be achieved.

The NDP is still in a draft form, and this is your chance to give us your thoughts on the Plan before it is finalised for further 'formal' consultation. Please take this opportunity to comment.

Introduction

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.

The Draft Plan has been prepared by a Steering Group of local residents and parish councillors. It draws 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.

This summary document includes the draft vision, objectives and summaries of the planning policies and site allocations for new housing. We would encourage you to look at the full document which is provided on the website at <https://dormingtonmordifordgroup-pc.gov.uk/ndp/>. If you would like to borrow a hard copy please contact the Clerk: clerk@dormingtonmordifordgroup-pc.gov.uk.

All comments should be provided in writing or by email. Response Forms are available on the website and if you would like a hard copy please contact the Clerk.

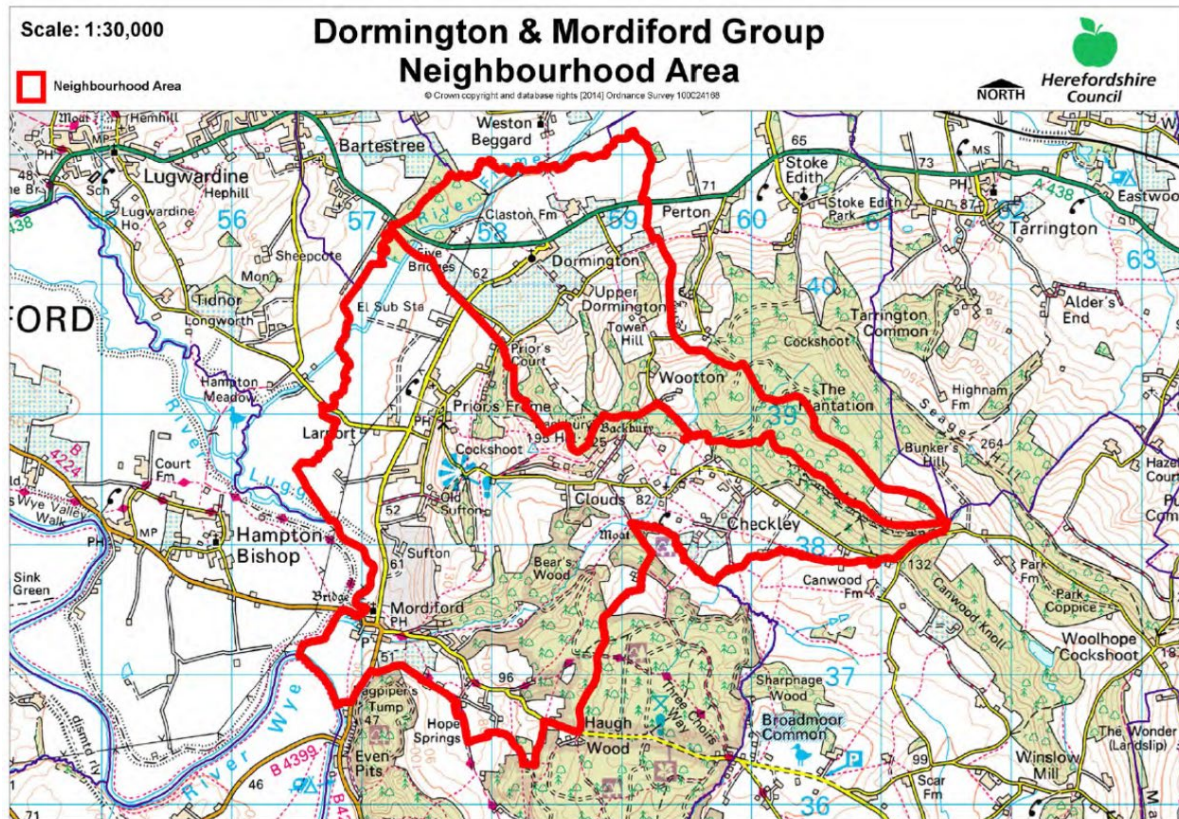
The neighbourhood plan's success depends on your interest and support as a stakeholder in the Group Parish's future. Please let us know your thoughts and comments so that the NDP is truly shaped by our community.

We are holding an open event at Mordiford CE Primary School on 15th June from 7.00pm to 9.00pm. Please come along to find out more about the NDP and to give your comments.

Thank you for your interest.

Neighbourhood Area

The NDP includes planning policies and proposals to guide development within the designated Dormington & Mordiford Neighbourhood Area or Parish. This area is shown on the map below. This is important as the Plan can only be used to help determine planning applications within this area.



NDP Vision and Objectives

Draft Vision 2023 – 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.

Draft NDP Objectives

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

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

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

(Through NDP Policies DM5 and DM6)

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

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

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

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

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

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

Objective 6. To ensure greater accessibility for all by promoting walking 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).

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 Swarden 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 wildflowers, 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.

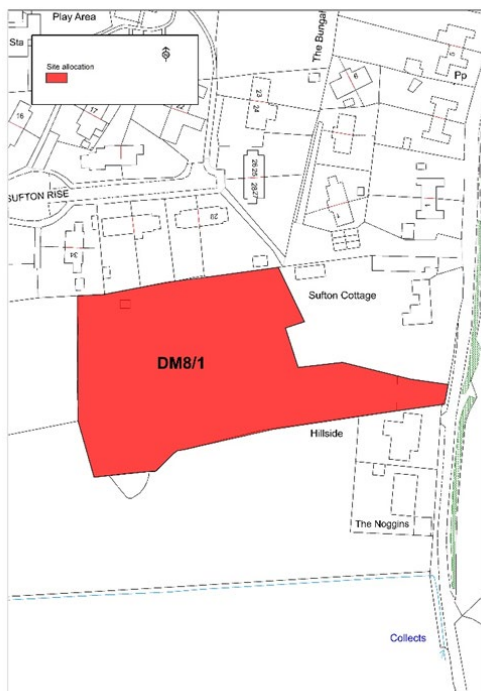
Meeting Local Housing Needs

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 Sufton Cottage, Sufton Lane, Mordiford (0.65 ha) – Market Housing

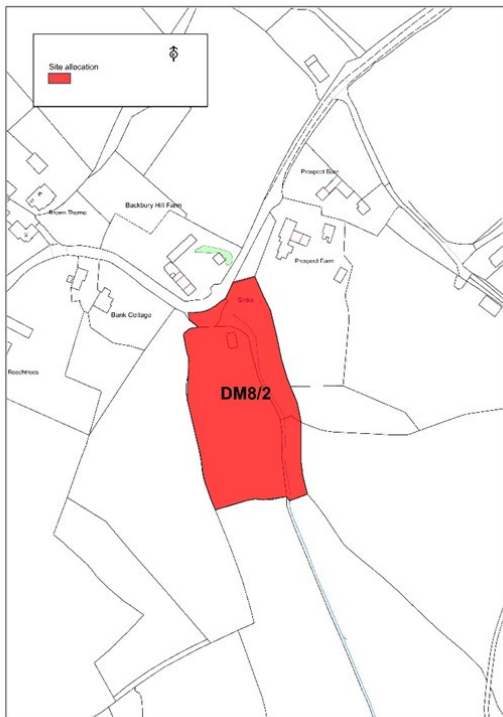


Site DM8/1 is identified as a potential Preferred Option Housing Site for up to 10 dwellings

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 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 Fort House, Upper Dormington, HR1 4ED – Market Housing



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.

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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;



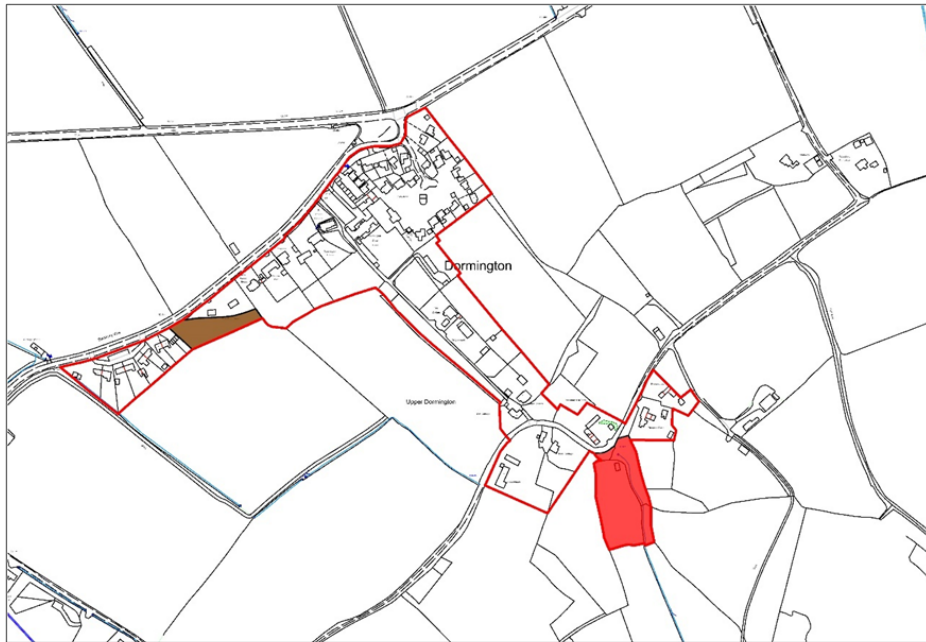
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- B. There is no adverse impact on nearby Scutterdine Quarry SSSI and the pond to the north of the site;
- C. Suitable and safe vehicular, pedestrian and cycle access to the site is provided;
- D. Development avoids areas of high risk of surface water 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.

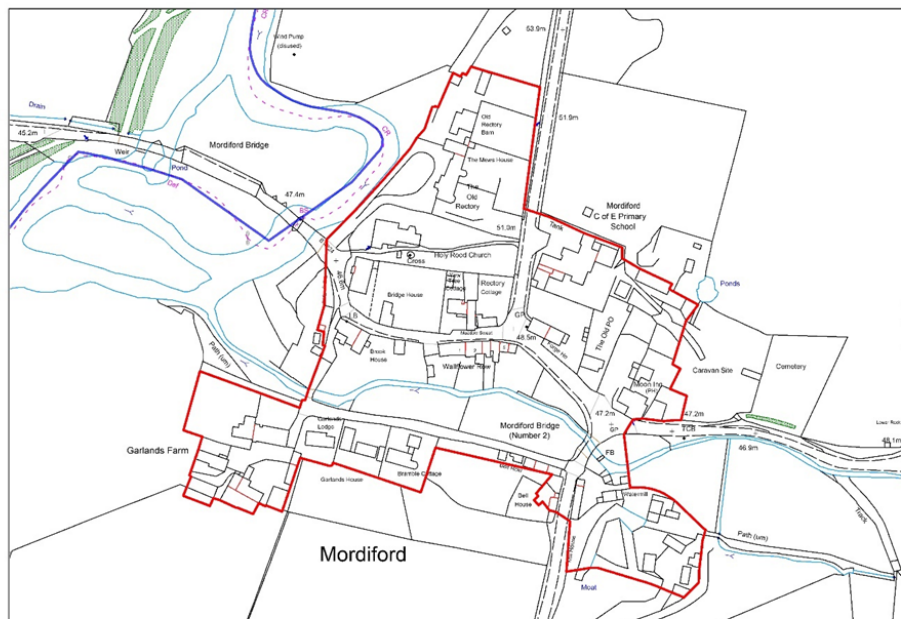
Proposed Settlement Boundaries

Development will be steered to locations within the settlement boundaries to help protect the countryside. Currently Dormington, Mordiford and Priors Frome 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.

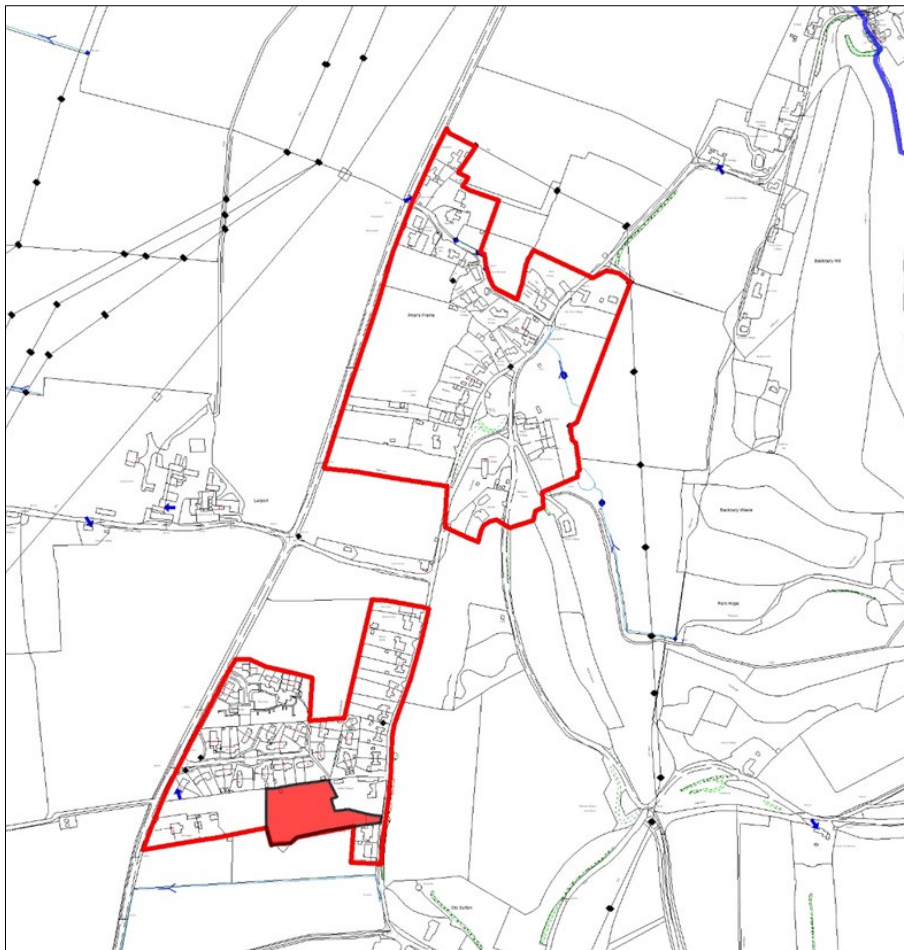
Dormington



Mordiford



Priors Frome



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.

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.