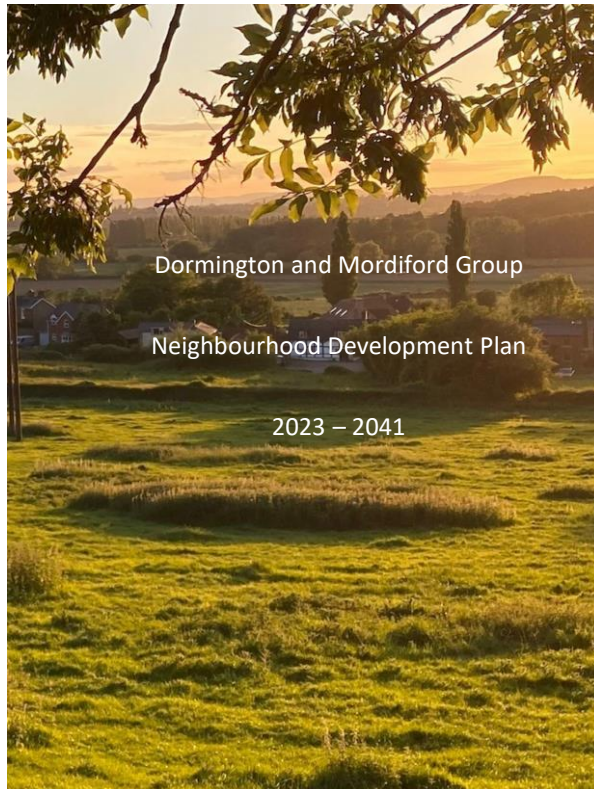


Dormington & Mordiford NDP



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



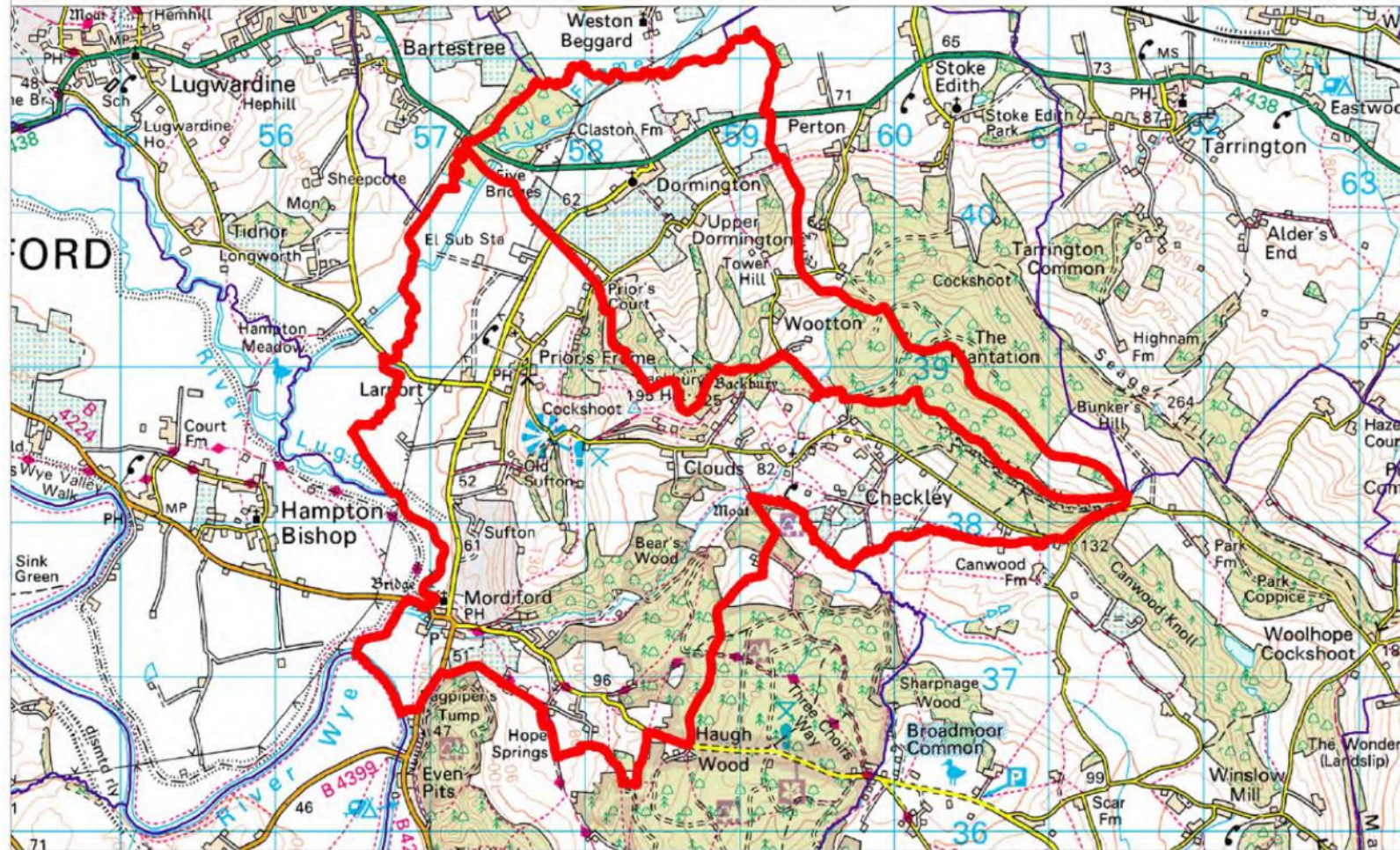
Summer 22 to now – work ongoing on preparing draft policies and proposals

Scale: 1:30,000

Dormington & Mordiford Group Neighbourhood Area



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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.

Draft 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)

Draft Objectives

- **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 Planning Policies

Draft Policy DM1 Conserving and Enhancing Local Landscape Character

Development proposals should conserve and enhance local landscape character by:

- 1 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;
- 2 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 towards 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. Size, 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;
- 3 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;
- 4 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:
 1. Design Guideline 02: Settlement Edges;
 2. Design Guideline 03: Green Infrastructure and Open Space;
 3. Design Guideline 10: Respecting Areas of Local Significance; and
 4. Design Guideline 12: Respecting Landscape in Views.



View 1 Backbury Hill from Joans Hill	
View 2 Looking towards Checkley from Joan's Hill	
View 3 View from Swarden towards Priors Frome	
View 4 View from Tower Hill towards Checkley	

View 5 Sunset from Upper Dormington looking towards the West	
View 6 Mordiford Bridge, the Old Rectory and the River Lugg	
View 7 Mordiford Church Gate house	

View 8 <i>Dinedor and Aconbury Hill from Swarden Quarry (during Jubilee)</i>	
View 9 <i>Backbury from Upper Dormington Road</i>	
View 10 <i>The River Wye at Mordiford</i>	
View 11 <i>Upper Dormington Road</i>	

View 12 <i>Checkley view from Checkley Barn picnic area</i>	
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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 secured 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 new landscaping schemes and tree planting;
 - B. Improving existing hedgerows 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 on verges and green spaces.
1. If onsite net gain is not possible, securing local off-site 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, SSSIs 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 20: 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

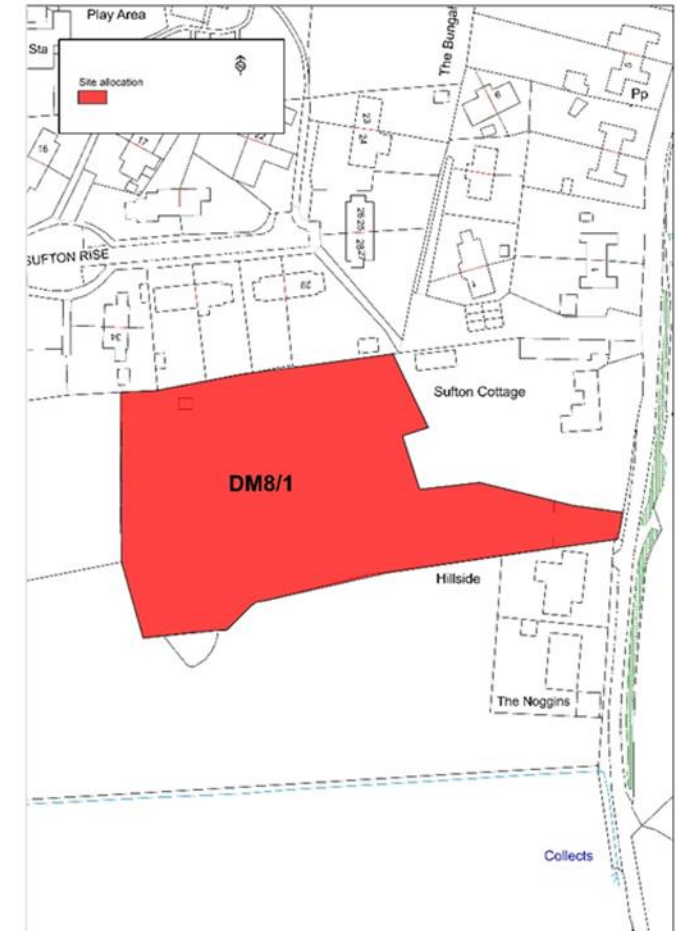
The following sites are allocated for new housing development for market housing:

- **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:

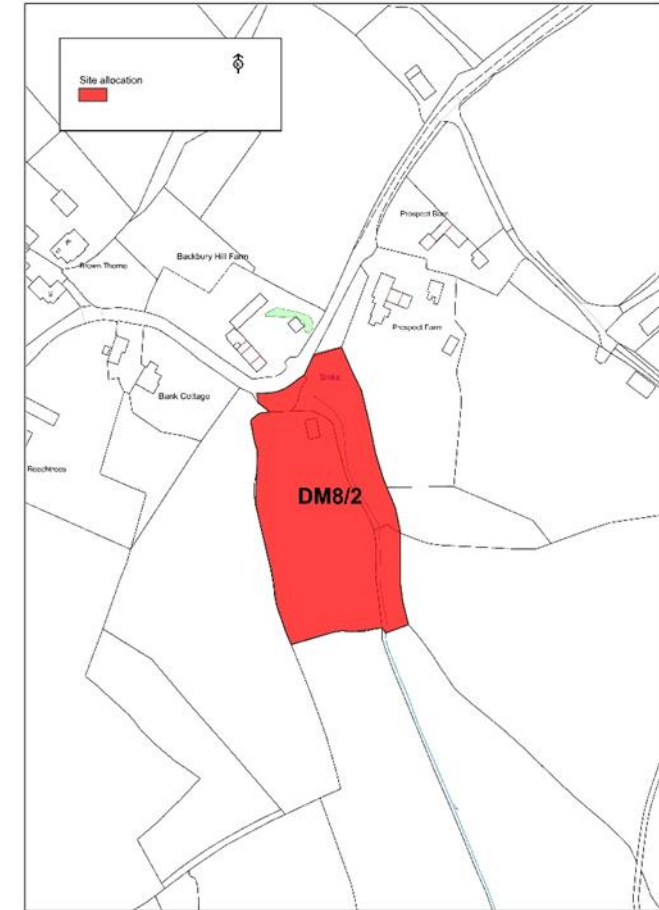
- A. Suitable and safe vehicular and cycle access is provided;
- B. Pedestrian access is provided via a link to the public footpath which runs south-east from the eastern end of Sufton Rise;
- C. The mature tree in the north-eastern corner of the site is retained and incorporated into a landscaping scheme 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 DM13 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 Guideline 18: Water Management (SuDS) and Design Guideline 19: 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 of buildings such as use of 'green' or 'living' roofs and 'blue roofs' which support rainwater harvesting are supported. Rainwater storage should be provided for nondrinking water purposes such as watering gardens and flushing toilets.

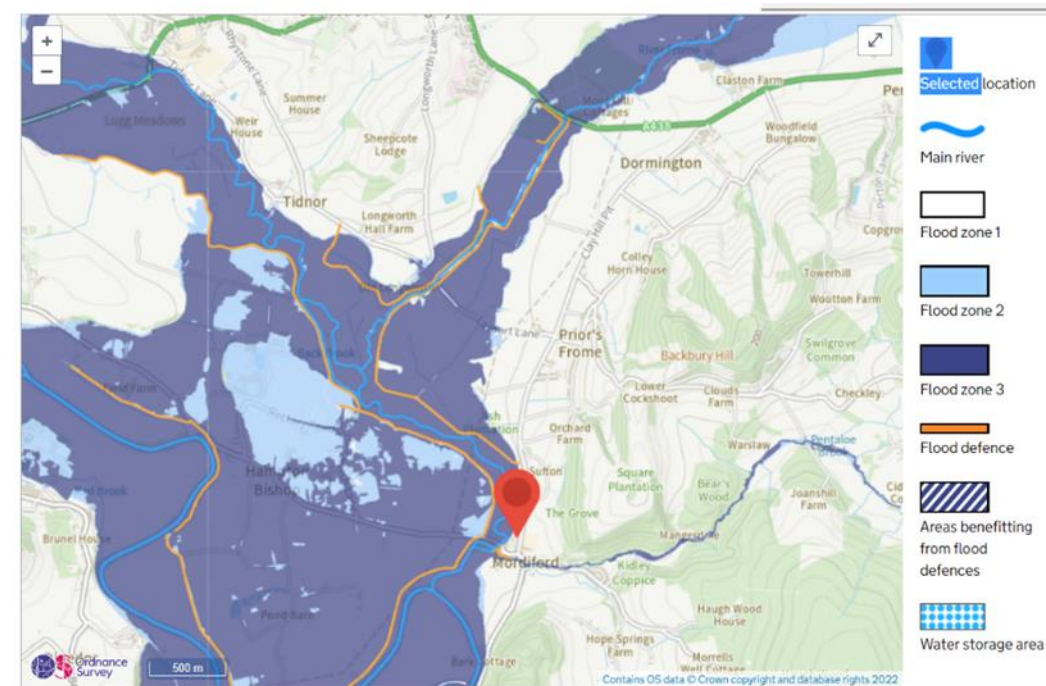
Planting schemes should include species which are resilient to periods of intense heat and drought and which do not need frequent watering.

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 sewage works and any other drainage is sufficient, or where the WwTW have been sufficiently upgraded to:

2. 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!