

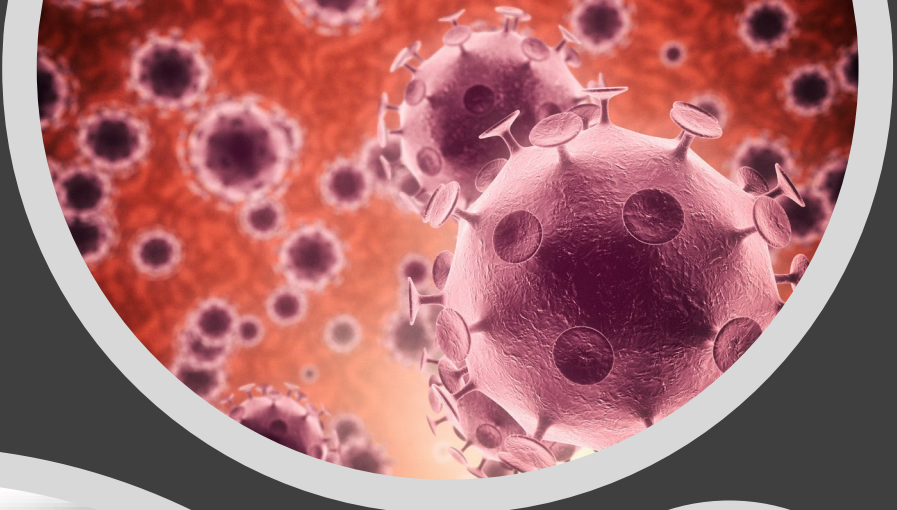


DORMINGTON & MORDIFORD PARISH COUNCIL

THE CLOSEST TIER OF GOVERNMENT TO YOU. THE VOICE OF LOCAL PEOPLE!

NDP re-LAUNCH MEETING

NEIGHBOURHOOD DEVELOPMENT PLAN



HOUSEKEEPING and INTRODUCTIONS

WELCOME




Neighbourhood Area
Boundary defined in 2014
when NDP plan was initiated

Strategic Environmental
Assessment created by HC

Process slowed and halted
2018

www.herefordshire.gov.uk/directory-record/3052/dormington-and-mordiford-group-neighbourhood-development-plan

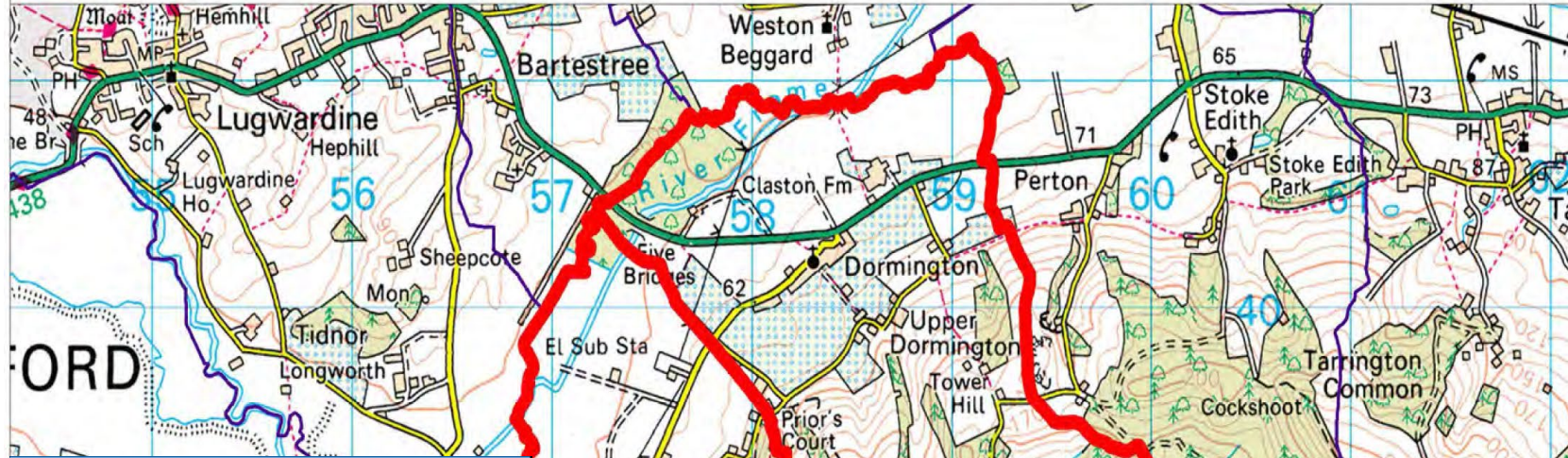
Scale: 1:30,000

 Neighbourhood Area

Dormington & Mordiford Group Neighbourhood Area

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NORTH



Strategic Environmental Assessment



Dormington & Mordiford Group Neighbourhood Area

Scoping Report

June 2015



Herefordshire.gov.uk

Dormington and Mordiford Group Neighbourhood Development Plan



Coronavirus in Herefordshire

Information on staying safe, protecting others and any impact on our services

Home > Planning and building control > Neighbourhood areas and plans directory > Dormington and Mordiford Group Neighbourhood Development Plan

Name Dormington and Mordiford Group Neighbourhood Development Plan

Parishes in neighbourhood area Dormington, Mordiford

Current stage The Neighbourhood Development Plan is at the drafting stage.

Dates of each stage

- Neighbourhood area application date: 22 March 2014
- Designation date: 13 May 2014
- Regulation 14 draft plan submitted: N/A
- Regulation 16 plan submitted: N/A
- Plan sent for examination: N/A
- Date of referendum: N/A

Website Dormington and Mordiford Parish Council website

Pre-draft plan stage

- [Neighbourhood area application form](#)
- [Neighbourhood area boundary map March 2014](#)
- [Decision document](#)

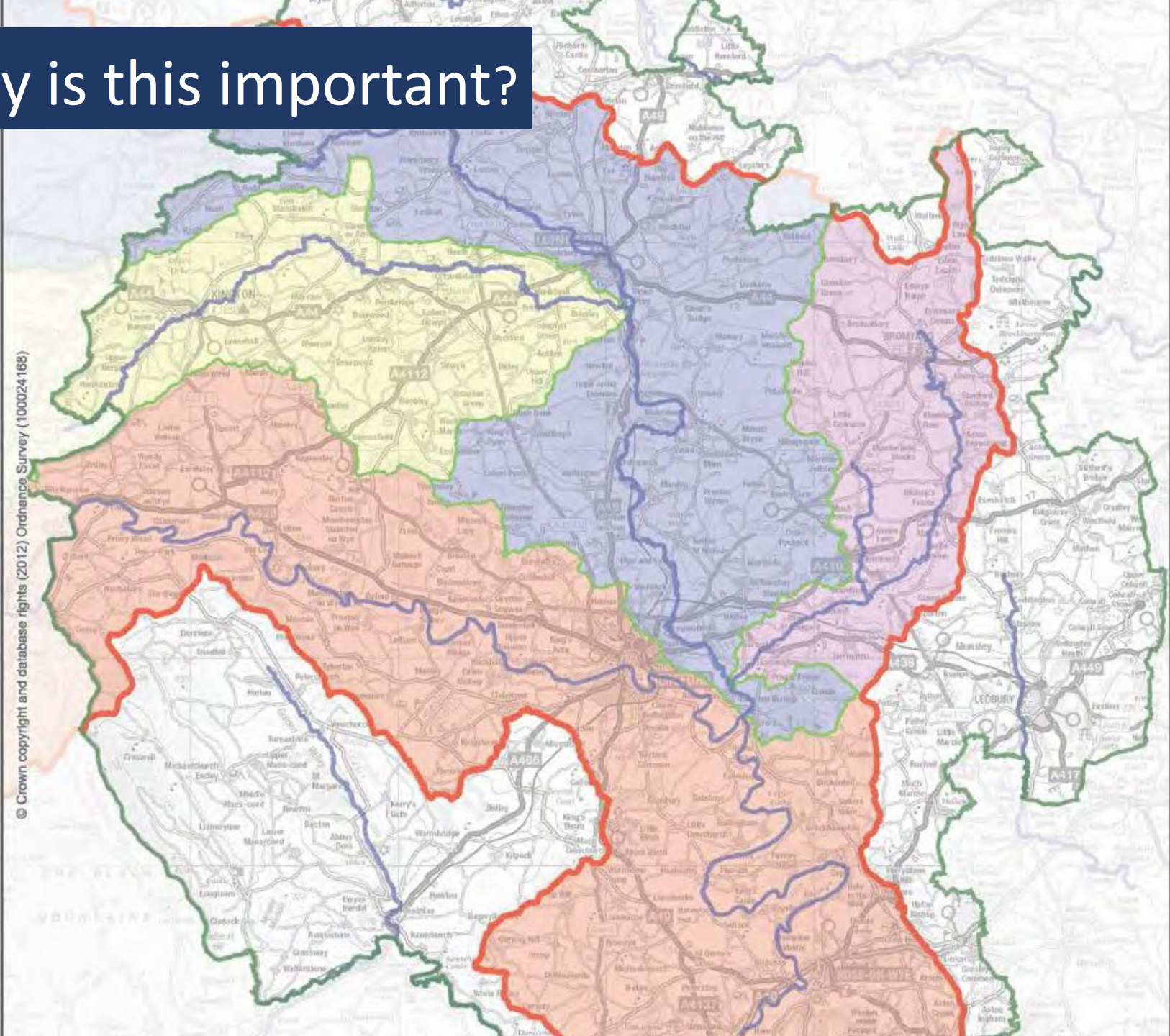
Wye catchment – why is this important?

Why is an NDP needed now?

Building Moratorium until
phosphate levels under
control

By the time this happens
HC's building stock may be
depleted

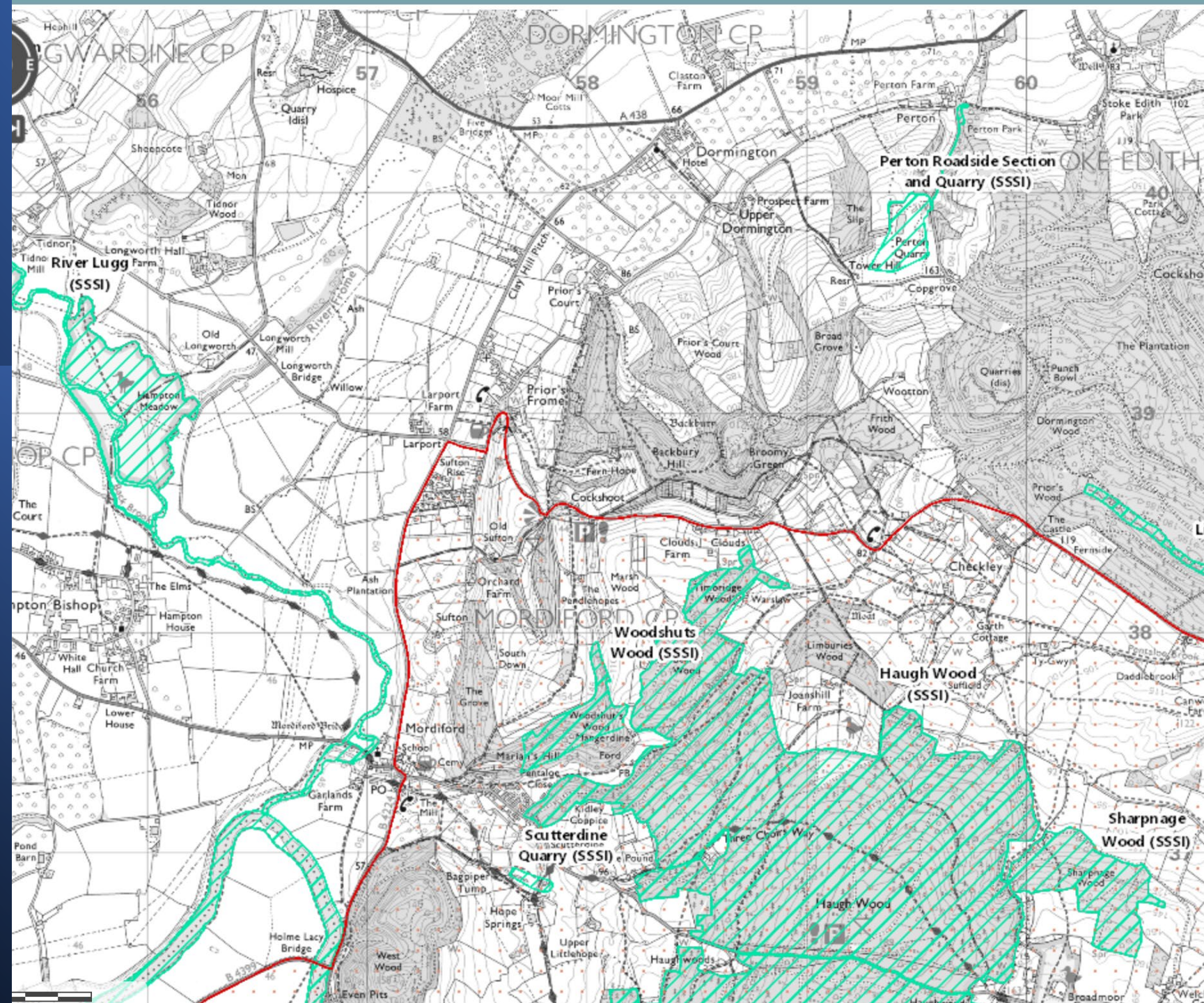
Parishes without an NDP may
be vulnerable to
development of the type
they don't need or want



Why are these important?

Sites of Special Scientific Interest
SSSI (green)

Area of Outstanding Natural Beauty
AONB (red)



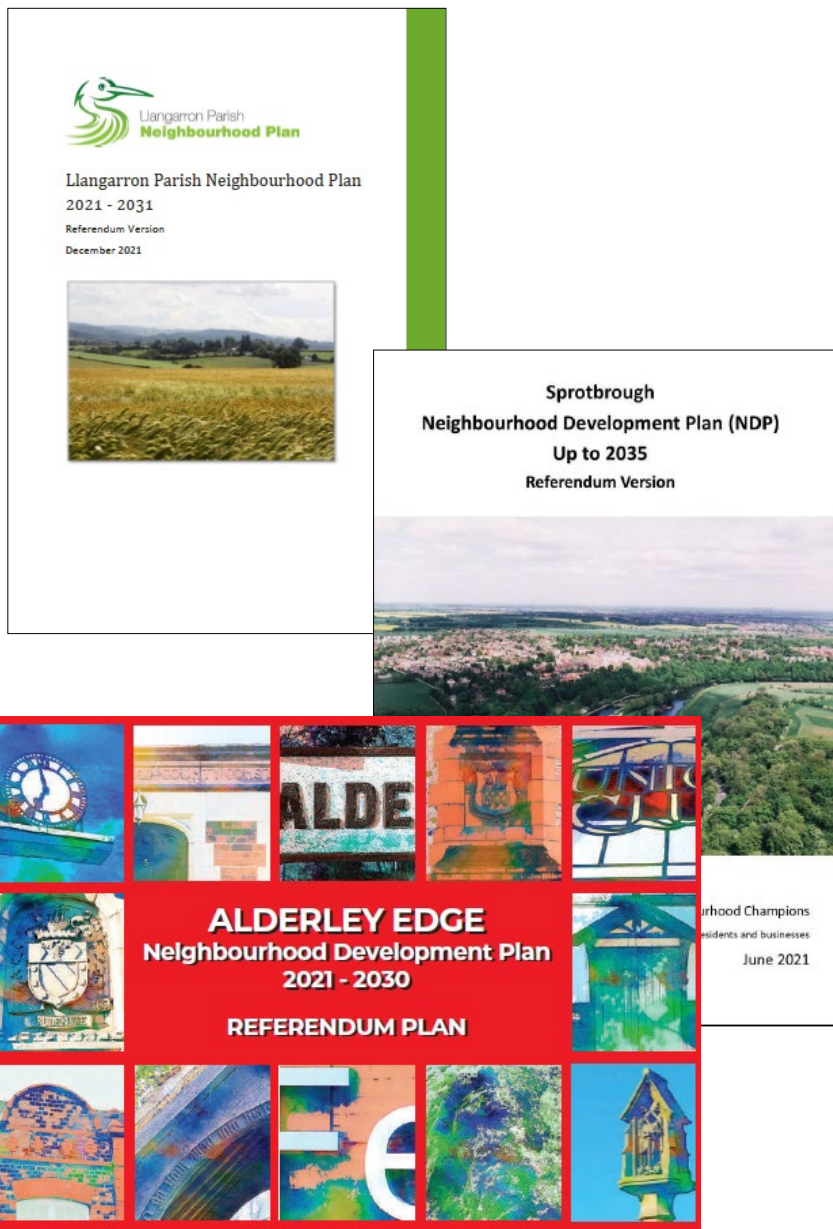
Questions

What is an NDP
and what is it
for?

What are its
outcomes?

Why bother with
an NDP?
What's in it for
us?

What is the legal
status of an NDP
– can developers
overrule it?



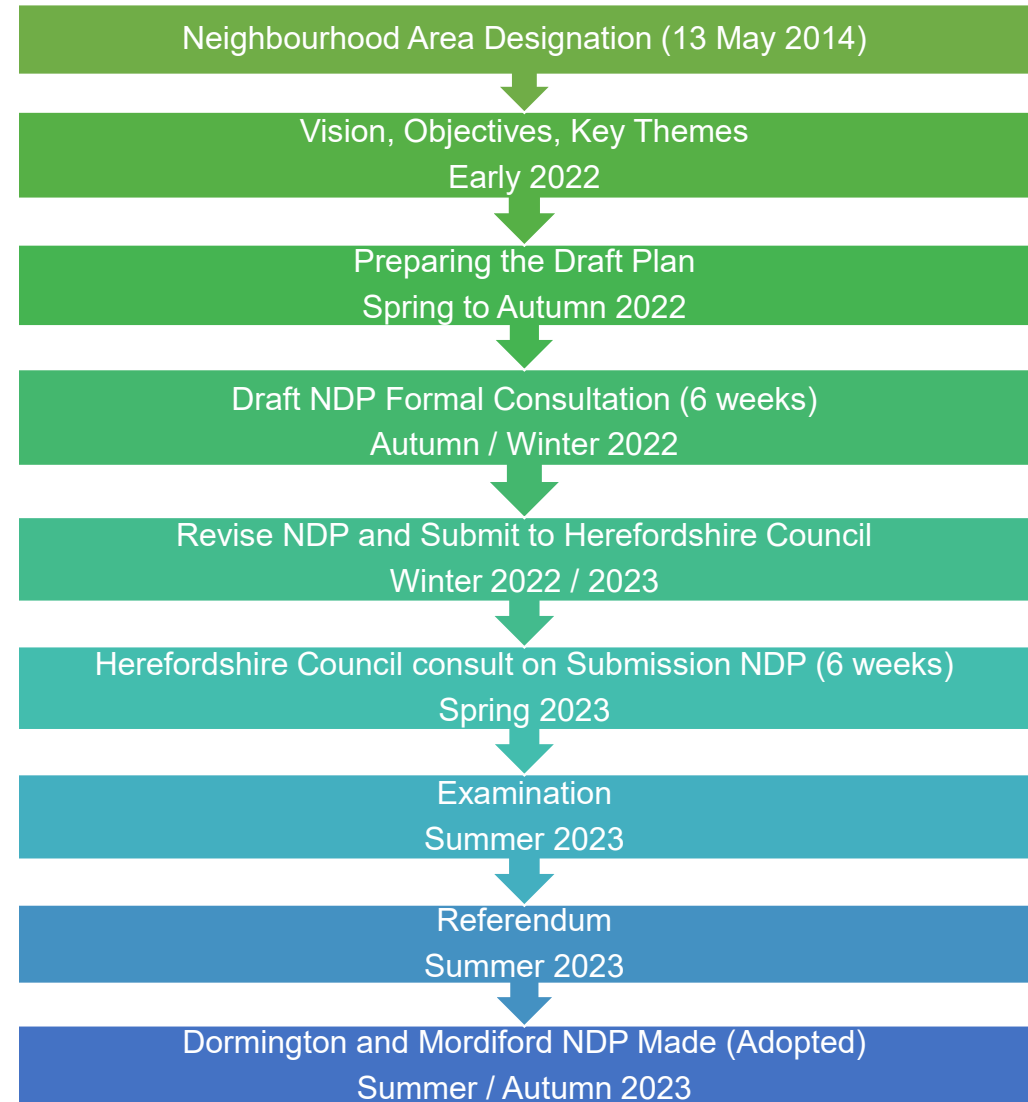
What is a neighbourhood plan?

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

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

Process and Timescales

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



What Neighbourhood Plans Can and Can't Do

Neighbourhood Plans can:

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

Neighbourhood Plans can't:

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


Neighbourhood Plans have to:

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

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

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

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



DRAFT SUMMARY

Parish assets, benefits, infrastructure, problems and stakeholders

Checkley, Dormington, Mordiford, Priors Frome, Sufton

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

Affordable housing?

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

HEPHERDS ORCHARD

Dormington and Mordiford Group Parish Council has led on a local affordable housing project after finalising its parish plan in conjunction with the county council. The parish plan has set the agenda for the parish council for several years.

Wendy Jones, Chairman of Dormington and Mordiford Group Parish Council, said:

"We identified a requirement for affordable housing in the parish plan. We also identified the need for a safe children's play area and allotments to improve environmental and sustainability credentials. Our housing project satisfies all three requirements."

The council believed that if local people could have access to affordable housing, employment, community facilities and the village school would be maintained.

Due to the trend of local residents leaving the area as they had to move to other areas for work and could not afford to rent or buy locally. This was a concern for the council as they wanted to remain affordable thus giving future generations a chance to live in the area.

In the process the community was involved and worked with the council to develop ideas for improving the plan.

The Housing, both part of WM Housing Group, were involved in the process and a local housing needs survey was distributed to the community to identify the housing need and also to request feedback for the plan.



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

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

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

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

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

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

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





Design Guide – Carbon zero by 2030



Date and venue of next meeting

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



Signing up for
the steering
group?

Any questions?

Thank you for attending – please get in touch by email

clerk@dormingtonmordifordgroup-pc.gov.uk

Any remaining mince pies for the school not me!

Many thanks to Sue Warmington and AI for facilitating this meeting





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