

**Explanatory Note to Fourth Draft**

This draft brings together:-

- The work of the 3 sub groups who prepared the initial draft on each topic
- Comments made during Steering Group discussions.
- Individual comments submitted by Steering Group members
- Comments received by Parishioners
- Amendments suggested by our professional advisors Claire Rawlings our Consultant and Sam Banks from Herefordshire Council Neighbourhood Planning team.
- The aim has been to keep things as simple as possible and to use as far as possible straightforward language aimed at the lay reader.
- Each Section is divided into four sections:-
  - Residents Survey results and any other background evidence policy. We start from a point that we trying, as best we can, to represent the community's views..
  - Vision – i.e. what we are trying to achieve
  - DNP (Dorstone Neighbourhood Plan) Policy – shown in bold italics
  - Community Action – i.e. action needed to achieve the Vision and support the policy statement where this can be identified
- Apart from the key area of Housing and Settlement Boundary we have attempted to take a maximum of 2/3 pages for each section in order to keep the report at a readable length.
- The Sections in the 4th Draft are as follow:
  1. Housing & Settlement Boundary.....p 2-9
  2. Renewable Energy.....p 10-11
  3. Tourism.....p12-13
  4. Infrastructure – Mobile Phones.....p14-15
  5. Small Business/Farming/Employment.....p16-17
  6. Conservation/Heritage/Landscape.....p18-19
  7. Environment/Flooding.....p20-22
  - 8. Community Facilities.....p23-24**
  9. Review and monitoring.....p25

## **1. Housing and Settlement Boundary**

### **The development of future new housing in the Parish & Village**

#### **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
- Homes incorporating working facilities i.e. small scale enterprises located within or adjacent to the home.
- Easy access e.g. bungalows were 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 supported (70%+ for 7% against) for privately owned homes than privately rented housing (47% for 16% against) 44% in favour of low cost housing for outright sale, 40% for shared ownership schemes for local people and 36% in favour of housing association rented housing.
- 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.
- 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 were 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.
- A majority of 43% against (32% for) green field development of individual houses in open countryside. There was also support 55% in favour of new living accommodation incorporating work units, which could be outside the settlement boundary area.

## **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 3 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 4 households that would need affordable accommodation in Dorstone parish in the next 3 years – the need is for 4 times one bed dwellings.
- 2 of the 5 households found to have an affordable need within the Parish provided a choice of alternative areas outside the parish that they would be prepared to move to.
- 2 households were excluded from the report total as they were not considered eligible for affordable accommodation.”

This Survey confirmed the Parish Plan findings of 2010 where 12 people said they or an individual was likely to need alternative accommodation within the next 5 years. As part of the Parish Plan Survey 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.

## **Meeting the 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 two specific aspects of 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. The Plan therefore seeks to encourage the provision of housing and social care within a family setting wherever possible and appropriate. In both cases, the possible solution would be to provide the opportunity for families to accommodate these needs within the boundaries of their own properties, both within the Settlement Boundary and in the wider Parish.***

***The Plan also recognises the need for enhanced local employment opportunities. The Plan is supportive of future planning applications for and the development of live/work units, proposals for which are outlined in Section 5 below. All such developments would be subject to the policy constraints set out in the DNP policies set out below as well as the wider policies contained in the Herefordshire Local Plan – RA2, 3 and 5 and E1 and E3.***

## **Herefordshire Council Local Plan and Implications for Dorstone**

The scale of new housing as indicated in the Herefordshire Council's Core Strategy is 12% of the number of dwellings in the Village Area. In the Village Area, excluding Crossways, but including Orchard End/Sycamore House there are currently 72

homes. The gross growth figure of new housing units would therefore be 8/9 based just on the Village Area, plus Orchard End & Sycamore House. As growth is determined from 2011, the 3 homes – Belle View being built on the east side of the Village Green are included in the overall total. Therefore the net requirement would be either 5/6. This would cover a period of 17 years until 2031.

Over the past 10 years there have been 10 new homes have been built within the Village Area, with a further 8 in the wider Parish. There are also a further 11 homes in the Parish where Planning Permission has been given but with work still be to be completed. Therefore the scale of the required development to comply with the Herefordshire Local Plan is relatively modest and should be accommodated within the Village Area.

### Settlement Boundary

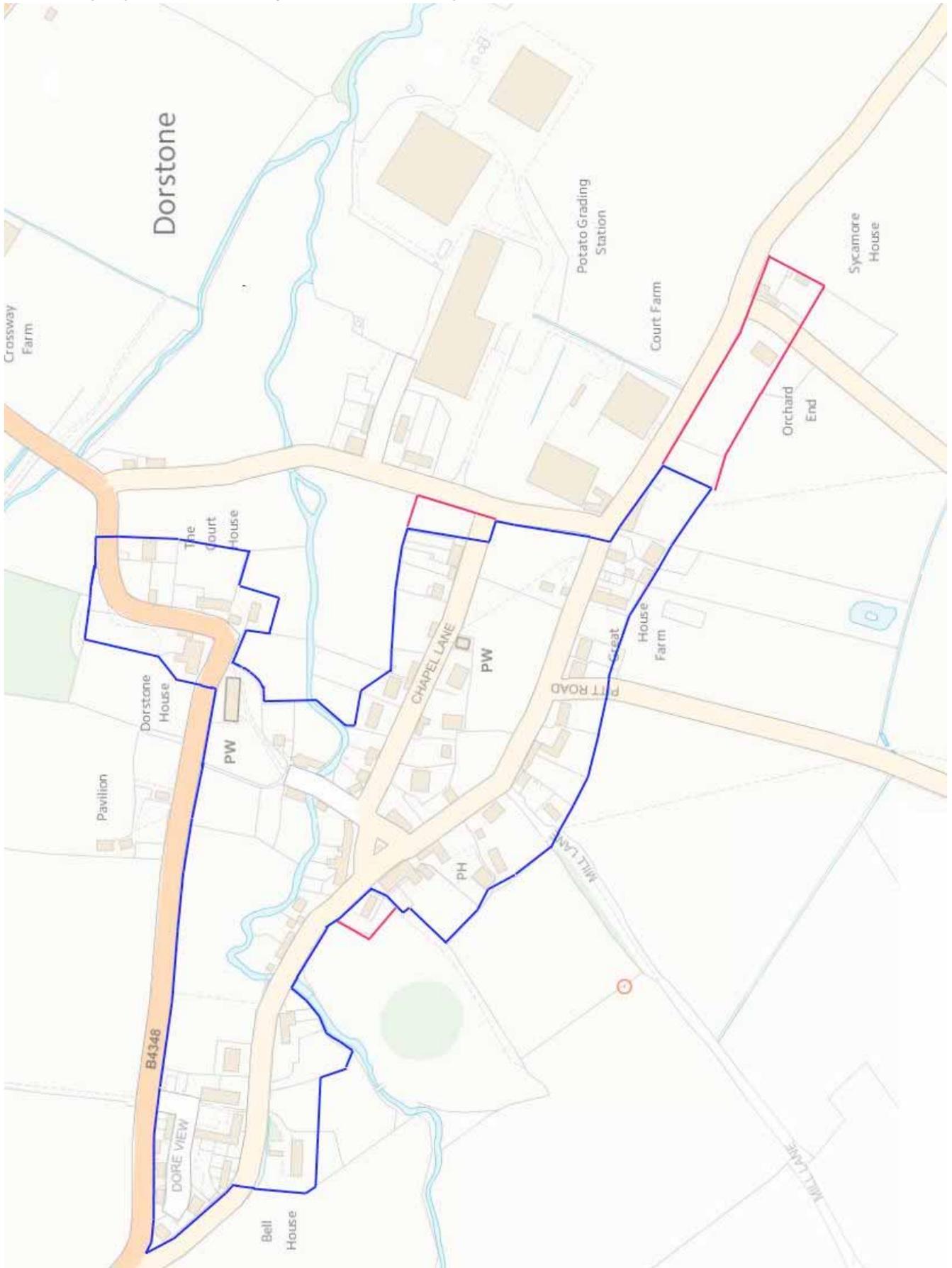
Detailed consideration has been given to the requirement for a Settlement Boundary area within the main village of Dorstone and where that boundary should be drawn. The previous boundary was designated by South Herefordshire District Council in 1997 but not included in the adopted UDP for Herefordshire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

As stated above there was majority support from the Community in the Questionnaire for the re-introduction of a settlement boundary. The Steering Group devoted some time to 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 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 proposed settlement boundary reflects the previous line but makes 3 amendments which brings it up to date and reflects the present development pattern in the village area. These changes are:-

- Extending the boundary on the northern 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.

The proposed boundary is shown on Map below – additions in red.



## The Vision

**The Plan's overall Vision states that Dorstone is a small Community that "recognises that modest changes and limited growth can help the aspirations and the way of life of all those living in it". This is particularly relevant in terms of future housing development.**

## DNP Policy

The DNP will therefore adopt policies which reflect the following factors

- The overall NP Vision and the views of the community as expressed in the Questionnaire results outlined above.
- The planned modest scale in terms of the number of new houses proposed by the Local Authority in its draft Local Plan.
- The preference of the community as expressed in the Questionnaire 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 two and three 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 that meets the needs of all generations.
- Whilst recognising that there are a small number of individuals who have alternative accommodation needs it is doubtful whether Dorstone is a suitable location for these needs to be met for the following reasons:-
  - A lack of basic services, there is no shop or regular Post Office, the nearest Doctor's surgery is 3 miles away in Peterchurch.
  - Whilst public transport is available the frequency of service makes it difficult to undertake return journeys to Hay or Peterchurch.
  - Having a car is therefore a pre-requisite for living in Dorstone.
- Despite the disadvantages outlined above, any proposal which includes the prospect of low cost housing either to purchase or to rent should be supported, as in the view of the community 68% of respondents felt that homes for local people/people with local connections was the top priority for the kind of housing needed in the next 15 years.
- An approach to Affordable Housing is set out in Policy H4 below.

## 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 Strategic Housing Land Availability Assessment in 2010 did identify three potential sites as suitable for housing. These were:-

- 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 will be sufficient to assess the suitability or otherwise of the limited number of future housing developments. This criteria is set out below.

### **Policy H1: Housing Location Criteria: Dorstone Village**

***To ensure future housing development respects and complements the village character and Conservation Area of Dorstone, new housing proposals will be allowed on small infill sites of up to three dwellings within the defined settlement boundary.***

***In addition all new housing proposals will need to:***

- be located on sites which lie outside the flood zone 2 and 3 areas of Pont-y-Weston and the River Dore as defined by the Environment Agency.***
- be located where it does not have a detrimental effect on open spaces or village landscape including views of the Church, Castle Tump, Schedule Ancient Monument and also views through the village to the wider landscape.***
- have acceptable highway access and meet the necessary standards of the Highway Authority.***

### **Policy H2 - New Housing outside the Village Settlement Boundary**

***The importance of the prevention of random development in open countryside is recognised as essential in the preservation of the landscape of the Parish.***

***Having examined Herefordshire's Core Plan proposed policies (RA3 – Herefordshire countryside, RA4 Agricultural, forestry and enterprise dwellings, and RA5 Re-use of rural buildings), the community views on developments outside the main village area can be well catered for by following the proposed County wide policies. These offer sufficient protection against wholesale and random development whilst at the same time providing sufficient flexibility to respond to deserving individual cases which fall within the proposed policies.***

***It should be noted that the General Permitted Development Order (GDPO) 2014 now allows conversion of redundant agricultural buildings to dwellings without permission as long as the cumulative floor space of the existing buildings changing use does not exceed 450 m sq and no more than 3 dwellings can be created within an agricultural unit.***

### **Policy H3 – In fill development on existing sites**

***In addition to Policy H1 & H2 support will be given to allowing new housing development on existing sites for the following reasons:-***

- 1. In order to promote new employment opportunities and farm diversification, proposals for the development of live work units would***

*be welcome subject to additional conditions which are set out in Section 5 below.*

- 2. Proposals are based on the provision of additional accommodation to meet inter-generational requirements for older or younger members of the family.*

*These will however be subject to compliance with Policies RA3, RA4 and RA5 and E1 and E3 of the Core Strategy.*

*(Other conditions could be included here – e.g overcrowding of sites – impact on neighbours – consistency of style possibly with existing buildings? – square metre restrictions?)*

#### **Policy H4 Housing Design Criteria**

*All housing proposals will need to:*

- 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 such as:
  - Use of stone*
  - Slate roofing tiles**
- 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.*
- Include appropriate sustainable urban drainage systems and flood storage measures to ensure that new development does not result in an increase in surface water run off and aims to reduce existing run off where possible.*
- Be of a scale and form which complements the character of the area and would not result in a loss of amenity for existing residents.*
- Development that does not meet the above location and design criteria will not be permitted.*

#### **Affordable Housing**

##### **Evidence**

The findings of the Neighbourhood Plan 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. This also reflects the findings of the Council's

housing needs study which was undertaken in 2012. Herefordshire Council have confirmed that this need is for social rented properties.

### Policy Approach

The Neighbourhood Plan seeks residential proposals 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 in the rural areas is on sites of three or more dwellings and on smaller sites a financial contribution will be required. In Dorstone's case this would mean that for every three homes one affordable home should be delivered.

This approach presents serious challenges to the delivery of social rented properties in terms of economics and ongoing management of the property. As a result social rented providers are very reluctant and in most cases will not deliver social rented properties on an individual basis.

In addition more sizeable residential developments are being progressed in the nearby larger villages of Kingstone and Peterchurch. These developments will deliver more affordable housing than is needed to meet the needs within the two settlements. As a result these developments could help meet the affordable housing needs of villages like Dorstone which face delivery problems as outlined. In addition these larger settlements also have a higher level of service provision than Dorstone making them more sustainable settlements for future occupiers

As a result Dorstone's need could best be met through delivery of social rented properties in the larger schemes being progressed in Kingstone and Peterchurch. However, to ensure flexibility is built into the Plan a policy has been included which confirms the Plans 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. In addition the policy also refers to the need for financial contributions to be made towards the delivery of affordable homes elsewhere.

### **Policy H5: Delivery of Affordable Housing**

***Whilst it is recognised that future developments are likely to provide for privately owned homes, support and encouragement will be given to alternative forms of ownership or rental which will help local people to secure satisfactory accommodation.***

***To support this 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 to meet the identified housing needs of local people within the Parish and the requirements of Policy H2 of the Herefordshire Core Strategy.***

***New market homes provided within the Parish will need to make a financial contribution to the delivery of affordable housing elsewhere in the County as required in Policy H2 of the Herefordshire Core Strategy.***

## **2. Renewable Energy**

### **Development and adapting to climate change**

#### **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), water power (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 water power (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 where these could be judged to significantly impact on our 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 low response of those willing to invest in such schemes and therefore much more work is needed if it is to gain further interest and support.

#### **Vision**

**Our policy will reflect and support the principles set out in the Herefordshire Council Core Strategy Policy to ensure that Dorstone makes a significant contribution towards the transition to a low carbon economy and a diminution in the impact on the environment resulting from energy use.**

#### **DNP Renewable Energy Policy – RE1**

**The Dorstone Neighbourhood Plan [DNP] will adopt measures that:**

- ***reduce the use of fossil fuels***
- ***promote the efficient use of natural resources***
- ***promote the production and consumption of renewable energy***

- **encourage and where possible facilitate the development of low and zero carbon energy consumption particularly in the case of proposed new housing development.**
- **All new developments will be planned to take account of landform, layout, building mass and orientation and landscape so as to minimise consumption and will be appropriate for both the type and scale of the proposed development.**
- **Renewable and low carbon technologies will be used where they will not harm the character or appearance of the parish or the surrounding landscape.**
- **Where renewable technologies are incorporated into a development, developers must demonstrate that they have properly considered the most appropriate choice bearing in mind the results of the residents' survey.**
- **Examine the feasibility of a community energy scheme to serve some or all of our community facilities and central housing stock**

We will aim to link the provision of low and zero carbon energy infrastructure to our policies on housing, conservation, including impact on the Conservation Area, heritage and landscape so as to ensure that all new energy infrastructure provisions take account of the clearly expressed preferences and concerns set out in the DNP Residents' Survey results, overall local amenity and landscape impact in terms of appropriate type, siting and scale.

### **Community Action**

| <b>Objective</b>   | <b>Action</b>  | <b>Responsible</b>      |
|--|--|-------------------------|
| 1.Minimise any additional contribution to climate change from new or developed buildings | Parish Council to consider creating a climate change 'champion' to advise and liaise with potential developers and to advertise this on the parish website | Parish Council          |
| 2.Examine the possibility of any form of community energy production or saving schemes   | Climate Change Champion to promote the idea of community energy saving schemes and to judge level of potential interest & viability of a scheme(s)         | Climate Change Champion |

### **3.Tourism**

#### **Development of Tourism within the Parish**

##### **Residents Survey Results**

The Residents Questionnaire (RQ) clearly indicates support for the development of tourist related initiatives:-

- 63% thought that that the Neighbourhood Plan should include the provision and development of Tourism, whilst 22% were against.
- Better information and signage attracted significant support with the following percentages in favour of
  - 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 Dorstone Front Room by Tourists
- Better/More provision of B&B accommodation was supported by 74% with 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.

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.”

##### **Vision**

**The community of Dorstone aims to welcome visitors and to promote Tourism, through better provision of information and supporting the provision of improved B&B and self catering accommodation.**

##### **DNP Policy – Tourism – T1**

***The Dorstone Neighbourhood Plan 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; the very qualities which draw tourists to the area***

- ***Any new development or initiative must take into account the consequences of its impact, its context and scale and the aggregated affect of similar nearby development(s).***
- ***It should contribute to its setting and enhancing the natural environment, landscape and historical heritage of the area.***
- ***Due account should be taken of the impact of any new tourist development on safety, volume of additional traffic and vehicular access and where possible have off road parking..***

### **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.
- To develop the use of the 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.
- To provide a more visible and informative media presence e.g. specific websites for general information, history, ecology,
- To work with other neighbouring Parishes to promote Tourism thereby achieving environmental continuity, sustainable developments which are financially viable.
- To continue to promote and improve traditional sources of information for Tourism including footpath maintenance and development.
- To support any initiatives designed to improve tourist facilities which are in conformity with the above policy statements.\*
- Promote 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
- Provide traditional sources of information e.g. maps, walks, information packs, sign posts.

## 4. Infrastructure

### Infrastructure Requirements for the 21<sup>st</sup> Century:

#### Residents' Survey results

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

N.B. No questions about Broadband were asked as this issue will hopefully be fully addressed by the end of 2014, latest indications in July 2014 is that this may be delayed until mid 2015.

#### Vision

**Dorstone's Neighbourhood Plan seeks to reflect and support the principles set out in the Herefordshire Council Core Strategy Policy to ensure that Dorstone is no longer a "NOT" spot and that its residents have full access to a minimum of a 3G mobile coverage across the entire Parish.**

#### DNP Policy – Infrastructure – IN1

**In help achieve our Vision with regard to mobile phone infrastructure our policy will:-**

- ***Strive to embrace all modern technologies which enable this to happen and look favourably upon schemes to address this issue.***
- ***Recognise the importance of such a scheme within other sections of DNP such as the ability to attract tourism, the retention/return of the younger generation and also the establishment of home businesses and small & medium enterprises.***
- ***Encourage and where possible to facilitate the development of the latest digital network coverage across the whole Parish.***
- ***Examine the feasibility of a community scheme to address any shortfall.***
- ***Ensure the required infrastructure for this takes consideration of conservation heritage and landscape so as to ensure that all new infrastructure provisions take account of the clearly expressed preferences and concerns set out in the DNP Residents' Survey results, overall local amenity and landscape impact in terms of appropriate type, siting and scale.***

***With regard to general infrastructure provision any new development must take into account the state and availability of the current infrastructure and***

**where these are lacking developers will make appropriate contributions to funding the shortfall, in accordance with the policy approved by Herefordshire Council..**

**Community Action**

| <b><i>Objective</i></b>  | <b><i>Action</i></b>   | <b><i>Responsible</i></b>  |
|--|--|--|
| <p>To maintain the current rural environment whilst increasing the rural employment possibilities through the use of modern technologies.</p> <p>Examine the possibility of any form of community mobile phone schemes.</p> <p>Continue to lobby the large Mobile Phone companies to achieve our desired minimum of 3G coverage.</p> | <p>To continue lobbying the big 5.</p> <p>To investigate other options for possible funding of a Parish wide scheme.</p> <p>Visit other Parishes to find “Best Practice” to achieve our goal.</p> <p>Team up with other neighbouring Parishes to achieve better coverage through larger scale etc.</p> | <p>Parish Council or local businesses group or local champion TBC...</p> |

## **5.Small Businesses, Farming & Employment**

### **Promoting Employment Opportunities within Dorstone Parish**

#### **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 Plan should encourage the establishment of workshops, 78% supported farm diversification and 68% tourism. 55% supported the idea of new living accommodation incorporating work units.

#### **Vision**

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

#### **Background**

- 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 least ? small businesses covering a range of activity from IT Consultancy, Web Design, business consultancy etc etc..

#### **DNP – Small Businesses and Farming – SBF1**

***The Neighbourhood Plan seeks to strongly support the growth and development of small businesses of all types throughout the Parish. The types of small businesses likely to find Dorstone and attractive and sustainable location are likely to be similar to existing small businesses, such as IT related, business consultancy or craft based as well as tourist related activities (see elsewhere). The Plan particularly seeks to encourage businesses started by people looking initially (or permanently) to work from home or to assist others to establish a work life unit from within or adjoining a***

**relative's property(TR). It also seeks to help farm diversification in order to maintain a successful farming sector.**

**Therefore the Plan supports the creation of new business space or work life units (TR) through building re-use and appropriate new buildings or workshops within or bordering existing settlements. This would include plans for farm diversification schemes .**

**In some cases it is recognised that people may not have a suitable space within their home from which to run a business or they may wish to distinctly separate their work and living space. Additionally there may be a requirement for both additional residential and work space in order to accommodate a new work life unit. (TR) Therefore the creation of extensions, the conversion of outbuildings and the development of new free standing buildings in gardens which businesses or work life units (TR) can operate will be supported to maximise the opportunity for home run enterprises in Dorstone Parish.**

**The above is subject to certain constraints:-**

- The main work activity carried out will be undertaken by residents of the dwelling, although it is recognised that limited support may be required from non residents to provide support and ancillary work**
- There is no significant or adverse impact arising to nearby residents or other sensitive land uses from noise, fumes odour or other nuisance arising with work activity.**
- Any extension or free standing building shall be designed having regard to policies contained within this Plan and should not detract from the quality and character of the building to which they are linked, by reason of height scale, massing, location or facing materials used in their construction.**

### **Community Action**

- The Parish Council will support applications which potentially increase employment opportunities arising from small scale business development within Dorstone Parish. This is based on any application being consistent with other policies set out elsewhere in the Neighbourhood Plan in terms of building design and style and development outside the Settlement Boundary in open countryside.**
- In addition to help marketing of our small business sector 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 Face book pages will be promoted in association with the Community web site.**

## **6. Conservation, Heritage & Landscape**

### **Protecting the heritage, landscape and Conservation within Dorstone Parish**

#### **Residents Survey results**

The results of the Questionnaire 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 rather than diminished or lost.

- In terms of buildings and sites all the 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.
- As the Neighbourhood Plan 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

#### **Vision**

**To preserve and protect the landscape, the environment and habitat it supports, its heritage and history. This will encourage appropriate opportunities for leisure, tourism and development. Adopting sustainable policies is crucial to the shaping of the legacy that will in the fullness of time be passed onto those who will choose to live, work or pass through the area.**

#### **DNP Policy – Conservation, Heritage and Landscape – CHL1**

***The Dorstone Neighbourhood Plan seeks to:-***

- ***Protect the landscape, its heritage and history and environment that it supports from inappropriate and unsympathetic development.***
- ***Enable development that responds sympathetically to existing landscape quality and scope***
- ***Ensure that any development is of a scale, style, material and colour that merges seamlessly with the existing landscape***
- ***Explore and preserve the heritage and historical context of buildings, monuments, pathways and sites set within the landscape***
- ***Improve access to the landscape by encouraging the creation of new pathways and opening of green lanes and tracks***
- ***Protects the Conservation Area within the Village and in particular retain open spaces in order to preserve a sense of openness within the Village Area. Certain open areas which allow this are indicated in the Settlement Boundary Section of the Plan. (These need to be identified as part of the the planned Village Character Assessment))***
- ***Encourage the planting roadside verges and open spaces with wild flowers and native species***
- ***Encourage the planting of native hard wood trees and where appropriate the reinstatement of hedgerows***
- ***Explore with other Parishes in the Golden Valley and Herefordshire Council that the Golden Valley as a whole should be designated an ANOB.***

### **Community Action**

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

- Explore the possibility of ANOB designation.
- Promote roadside better verge management.
- Compliance with planning policy

## **7. Environment – Flooding**

### **Reduction of impact of Flooding within the Parish**

#### **Resident 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

- 52 stated that access to their property was affected
- 22 said their gardens/vehicles were affected
- 12 reported damage to their garage or outhouse
- 6 said there was damage to the fabric of the house and 2 said furniture was damaged..

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.

#### **Background to Flooding in the Parish**

The 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 Ponty Weston Brook from the west and the River Dore to the east. The Ponty 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 water course is fed by numerous streams and field ditches which run off the hill sides.

Dorstone village and its surrounding area is 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 and 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 over whelmed 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 create ideal conditions for rapid run off of large volumes of water which ultimately must be absorbed by the Ponty 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.

### **Vision**

**To seek to reduce the impact of flooding within the Parish both through short term and longer term measures.**

### **DNP Policy – Flooding - F1**

- ***New housing development should not occur in areas identified as being within potential Flood Zones 2 & 3. ( see also section 1 above)***
- ***Careful consideration should be given to any new housing development with respect to its impact on drainage systems within the Parish and any significant increased risk to flooding of properties downstream of the development site.***
- ***Proposals for new development should include a flood risk assessment and drainage strategy, including the provision of sustainable Urban drainage solutions in those developments. In effect such solutions should create a situation where a site after development can effectively deal with water in the same way as a green field site.***

## **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.

## **8. Community Facilities**

### **Supporting and developing Community Facilities within the Parish**

#### **Residents' Survey results**

- When asked to state how satisfied people were with Dorstone parish as a place to live, **97%**<sup>1</sup> 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 with the parish is the community facilities available 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.

#### **Vision**

**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 from young to old.**

#### **DNP Policy – Community Facilities – CF1**

***Our policy should be aimed at supporting and developing these assets. In particular, given the overwhelming support for these facilities and organizations, 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 policy and procedure prepared and agreed by the Parish Council, following consultations with Village organisations.***

## **Community Action**

| <b><i>Objective</i></b>  | <b><i>Action</i></b>  | <b><i>Responsible</i></b>   |
|--|---|---|
| Promote further community use of the village hall, the church and the DFR, encouraging co-operation between the individual managing groups and where possible exploring the possibility of sharing facilities, resources and expenditures. | PC spending should be directed to assist in this process. The use of the community website to facilitate cohesion, awareness and participation. | PC and community groups.  |
| Encourage the provision and use of all sport, exercise and play facilities for use by all ages.  | Direct grant funding by PC. Investigation of other grant funding resources and synergies.   | PC, HCC and community groups.   |
| Retain and develop Dorstone Youth Group and reduce the need to travel out of the parish.   | PC to encourage with minor grants and communication.  | PC  |
| Explore measures which promote healthy living by provision of land for allotments for growing food for community consumption..   | PC to look at playing field and other possible sites and promote idea on community website and through grant funding.                           | PC, national organisations where additional funding resources may be available. |
| Look favorably at any developments which encourage exercise such as footpath walking and safe cycling.   | PC to encourage and actively seek ideas from parishioners and youth groups.   | PC, HCC and community groups  |
| Look to safeguard the current use of community facilities by registration on Community Assets Register   | PC to research required action and to canvass support for such action.  | PC  |

## **9.Review and Monitoring the Plan**

The Plan covers the period until 2031. Inevitably within this period there will be further changes such as:-

- Changing demographics within the Parish with probably an increase in the proportion of older people.
- Changes in Government Planning policies
- The ups and down of the housing market, reflected in changes in both the price of new and older properties and the price of land.
- 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, is still relevant and serves the best interests of the Parish.