A Draft Proposal of Dilwyn Neighbourhood Development Plan:

“That by 2031, Dilwyn Parish will be a thriving and prosperous community that retains its peace and tranquillity whilst offering a high quality of life for residents of all ages, a resilient economy, a sustainable use of resources, a valued and protected heritage, farming and rural landscape and an excellent natural environment.”

Do you agree with this revised wording?

1. Parish Environment, Character and Heritage

There is broad support for preserving and enhancing the natural beauty, amenity, heritage and landscape assets in the parish as well as safeguarding views. The parish of Dilwyn is rich in heritage, with many historic buildings, earthwork remains and sites of interest from all periods. Many are identified as important and feature in the Royal Commission of Ancient Monuments (1935), Heritage England records and Hereford council’s Historic Environment Record (HER). Dilwyn Conservation Area and other environmental features are fundamental to the Neighbourhood Development Plan. The need to accommodate development sensitively within environmental constraints should be given a high priority.

We propose two objectives to cover the environment

Objective 1: To maintain the rural character of the Parish, its village and hamlets.

This means:

1. Landscape character, views and features of the Parish are preserved.
2. The historic aspect of the village, especially its historic buildings, their settings, conservation area and hamlets are preserved or enhanced.
3. The Parish’s village green, school playing field, area adjacent to the school playing field, church yard and cemetery, area adjacent to castle motte are open spaces to be protected, conserved and maintained.
4. The contribution made by traditional agriculture and other rural businesses to the community and local environment are recognised

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Objective 2: To minimise the effect of further developments on the countryside, landscape and ecosystems.

This means:

1. There is no net-loss in biodiversity and the opportunities to preserve and enhance wildlife have been taken.
2. The rural and tranquil nature of the parish is maintained.
3. Any new development is sensitively integrated to blend with existing buildings, settings and the landscape.
4. Land is used efficiently.
5. High quality agricultural land is protected.

Do you agree with these objectives?

Policies will be proposed to cover the following environmental issues:

1. To maintain and protect the Landscape and it’s Features
2. To protect our historic features, in particular, the character and appearance of Dilwyn Conservation Area, the ancient monuments and historic buildings.
3. To ensure new buildings are designed well, reflect locally distinctive features, are energy efficient and address other sustainability requirements.
4. To protect our local green spaces and natural environment.

We would like to include a list of features, spaces, buildings and views which are important to our Parish.

Can you add any specific features that we ought to be aware of which have not been identified already?

Defining Local Green Space

The Steering Group has identified the Parish’s village green, school playing field, area adjacent to the school playing field, church yard and cemetery, area adjacent to castle motte are open spaces to be protected, conserved and maintained.

Can you specify any other nearby green spaces that are special to the community or hold a particular local significance?

This could be because of their beauty, historic or recreational value, their tranquillity or wildlife value.

This information will help the Steering group to consider whether they qualify as “Local Green Space.”

Supporting Business and Rural Enterprise

The emphasis is upon supporting traditional agriculture, diversification of local businesses, tourism and home working. The NDP will promote the re-use of rural buildings and their use where appropriate as live/work units.

The plan supports traditional agriculture and diversification sited in appropriate locations.

Objective 3: To support the rural economy within the Parish through:

1. Enabling diversification of business enterprise;
2. Supporting home-working;
3. Encouraging live-work units;
4. Protecting high quality agricultural land.

Policy areas for local business development could include:

Diversification through live/work units, re-use of rural buildings and home working where this is in scale with the character of the area and does not impact on the amenity of others.

The plan supports traditional agriculture. Industrial and commercial activities should be sited where they will not affect residential amenity, environment, local green spaces or important views.

Do you agree with this objective?

Housing

Herefordshire Council’s Core Strategy (the main planning policy document for the County) requires Dilwyn Parish to accommodate 14% housing growth. This means that the minimum number of new homes that need to be built here between 2011 and 2031 is 46. We have to write a plan that can deliver this. We can’t change this minimum target as Herefordshire Council has determined that figure.

To date with houses built since 2011 and those with planning permission, there are already 16 dwellings contributing to the minimum level of proportional growth.

Although 70% people would like to see developments smaller it would not be possible to meet the 83% who would like starter or family homes (Q8). To meet this need a development or developments of more than 12 would allow 25% low cost social housing. This percentage could be negotiated with the developer / land owner. Also a large number of people would like to see more bungalows.



From the results of the survey the Steering Group have identified that the need for family low cost homes was greater than the need for small clusters of housing. Possibly one large site of approximately 20-30 houses and two other sites with approximately 10-12 homes.

**The main sites developed should reflect these views:**

* 67% would like off road parking
* 48% would like a similar density to neighbouring properties
* 40% would like properties in keeping with neighbouring properties
* 84% would like privacy owned
* 72% would like low cost
* 60% would like shared ownership
* 75% people would like homes for local people

The respondents thought that a certain percentage of the houses built should be sold to those with direct or indirect links to parishioners. The respondents also thought that the developments should be in keeping with adjacent properties as much as possible. Although the density of properties could possibly be an issue. Ribbon development on vacant plots would be considered subject to the infill depth being no more than one property.

It is thought that sites would occur in the hamlet of Dilwyn Common down as far as Byways HR4 8JW. Beyond Chapel corner the hamlet of Dilwyn Common, an estimated 10 windfall plots (the majority ribbon filling in gaps). We therefore see the village envelope ending at Chapel Corner. Infill down the common as far as Byways, to encourage a definition of the boundary between Dilwyn village and Dilwyn Common. Please refer to the map below:-

Map showing the proposed new settlement boundary.



**Extensions of existing housing and sub division:**

* 82% owners should be free to extend their houses subject to existing planning constraints
* 81% also said they should not be allowed if they have a negative impact on neighbours
* 79% said they did not want sub division of gardens
* 82% said outhouses to be developed but not as separate dwellings

To improve the housing stock the respondents had no objection to the improvement of properties subject to planning regulations. They also did not want sub division of gardens as this would increase the density of buildings and that neighbours views/lives should not be greatly impacted by the extension.

Our suggested objective for housing is:

Objective 4: To provide opportunities for housing for existing and future residents of the parish, including affordable, private and self-build homes. This means:

1. The amount of new housing meets the strategic requirements of Herefordshire Local Plan Core Strategy.
2. A mix of housing, including housing for older people, should be considered.
3. New development is of a scale that fits sensitively into and is proportionate to the relevant settlement.
4. New housing has been designed to a high standard in terms of character and appearance.

Do you agree?

Choosing Potential Housing Sites:

From the survey there was some support for small developments of up to 4 dwellings on each site, with notable opposition to larger developments. However, it will not be possible for the parish to demonstrate that it can meet its housing target without developing one or two larger sites. The advantage of a larger development means that low cost housing can be included. It should be noted that it is part of the Core Strategy housing policy of Herefordshire Council that affordable housing will only be considered for planning permission on developments of ten houses or more. (RA1 and RA2)

From the call for land the sites that have been submitted are listed below. Herefordshire Council has stated that the NDP should look for sites within or adjacent to the built-up areas of Dilwyn Village.

Call for land Submitted Sites:-

Venmore Lane, Alton Lane, 3 1/2 acres and 1/4 acres, Direct access off Alton Lane

SO417545, 1/2 acre, Access off Venmore Lane, offered for Low cost housing

P. Stillwell

Windsor Stables, HR4 8HJ, 2 acres approx., Access off Windsor Road

Mr Glyn H Byard

Rear of Cedar Rise, Dilwyn Corner, HR4 8JW, 1 1/2 acres, Access Past side of house

James Thomas

All or part of garden behind house, Access Field gate at far end of plot

Christine Steward

Dilwyn common - Land belonging to Lower Inshull, Field opposite 'Apple Hill'.

Size of the plot Approx 1/2 acre Access - Roadside frontage

Dilwyn common - Land belonging to Lower Inshull, Field near Council Pump House, Approx 1 acre, Access - Roadside frontage

Dilwyn common - Land belonging to Lower Inshull, Field opposite 'Senang'

Approx 1 acre, Access Roadside frontage

Dilwyn common - Land belonging to Lower Inshull, Orchard field adjacent to Lower Inshull House, Approx 1/2 acre, Access Roadside frontage

Mrs Olive Lewis

Possibly part of our orchard which has direct access onto main road

Size of the plot Up to 1 acre, Access off Main road

Tim Block

Field next to Venmore Cottage, HR4 8JN, “.02 acres, Access Direct access to the road

Julian & Louise Lewis

Field behind Old Parsonage, Adjacent to school, 4.5 acres, Access Road access

Richard Dales

Dilwyn common, About 4 acres, Access Common Lane

Richard Wellings

Acceptable 3 bedroom house or bungalow

Kirstya & Nick Downes-Hopkins

Approximately 0.15 acre, Access Via existing driveway, Single dwelling

Peter and Karen Preston

Plot 1 - 8 acres, Plot 2 - 5 acres, Plot 3 – 3 acres, Plot 4 - 5 acres. Access Off road

Edward Lewis

Land to the west of Orchard Close, 5 acres, Access direct to road

East of Brookside Bungalow, 0.75 acres, Access direct to road

Dilwyn Common, one dwelling, Access direct to road

James Verdin

Part of Rear garden of Tan House, Dilwyn, 2.5 acres, shared access with Tan House to Common Lane.

John Colling

Land adjacent to Woodstock Cottage, Dilwyn, 0.68 hectares, access direct to Common Lane.

I. Hudson

The Steering Group suggests the following criteria should be used to determine whether sites are acceptable for housing development:

1. Sites should fit sensitively into or against the settlement, it’s wider setting and surrounding landscape and reflect our local distinctiveness. Any opportunity to provide enhancement should be maximised.

2. Development proposals should not adversely affect but also positively enhance Dilwyn Conservation area, historic buildings, ancient monuments or their settings, wildlife sites including traditional orchards and natural features.

3. Residential amenity should be protected as a priority.

4. Vehicular access and the capacity of the existing highway network should be adequate for the development proposed.

5. Existing facilities and amenities should not be adversely affected and any development should benefit and enhance the community and its environment.

6. Appropriate services should be available or provided, including sewerage, water supply, electricity and reliable, fast broadband.

7. Sites should not flood, pollute or create the risk of flooding, contamination or pollution elsewhere.

8. Brownfield sites should be used where possible and good quality agricultural land preserved.

These criteria will be used by the professional planning consultant employed by Dilwyn Parish Council to recommend which sites or sections of sites are most appropriate.

Do you agree with these criteria?

Types of Housing:

In meeting housing needs the types of housing that we would like to see built on any site brought forward through this plan are:

• Starter homes for young people

•Family homes

•Retirement homes with easy access

•Self-build homes

•Live/work homes

Do you agree?

Affordable and Social Housing

There is a demand for additional rented accommodation in the parish. We could support provision through a variety of means such as self-build, shared ownership, low-cost homes for sale, and rented accommodation.

4. Local Infrastructure

There are areas within the Parish where potential dangers from traffic exist, such as through high speed and inappropriate size of vehicles along narrow lanes. There are limited community facilities and these are located in Dilwyn village. Our suggested objective for local infrastructure is:

Objective 5: To accommodate future development only within the capacity of local infrastructure. This means:

a) Local services such as the village school, village hall and church benefit where possible through any new development.

b) New development does not resulted in on-street parking, road congestion and road safety problems.

c) The capacity of utility services, mains water supply, mains drainage and the highway network will not be exceeded.

d) Residential and local amenity will not be adversely affected by new development.

e) Alternative means of transport, in particular local bus services and shared transport have been encouraged.

Policy areas for local infrastructure might include:

• Maintain the current level of community facilities and amenities and enhance these in order to meet the needs of any population increase resulting from new housing.

• Promoting a healthy lifestyle through access to the countryside and enhancement of natural environments.

• Ensuring the capacity of the mains water supply, sewerage system and sewage treatment works are sufficient for the level of development.

• Protection from flooding and pollution

• Ensuring the vehicle traffic generated by development can be accommodated safely.

• Identifying community infrastructure and associated measures that can be undertaken in association with the NDP.

Should the Plan cover these policy areas?

Would you wish to change or add to them, including identifying any community measures we might seek to undertake?

We hope you have found this presentation of value. Thank you for your interest. It is your NDP so your contribution is important.

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