

# **DILWYN**

## **Neighbourhood Development Plan 2011 - 2031**



## **Submission Draft Plan December 2018**

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## **Acknowledgements**

Thanks go to Andrew Brown for notes on the history of the parish.  
Photographs courtesy of Peter Kyles



# 1. Introduction

- 1.1 Dilwyn Neighbourhood Development Plan (NDP) is a new type of planning document introduced by the Localism Act of 2011. It enables local communities to make a major contribution to some of the planning decisions that will be needed to meet the requirements for development within their areas. It does this by enabling local communities to set planning policies that will be used in determining planning applications. Once it is adopted it will become part of the Local Plan, which includes Herefordshire Core Strategy, guiding what might receive planning permission as well as indicating what measures are to be promoted to guide new development.

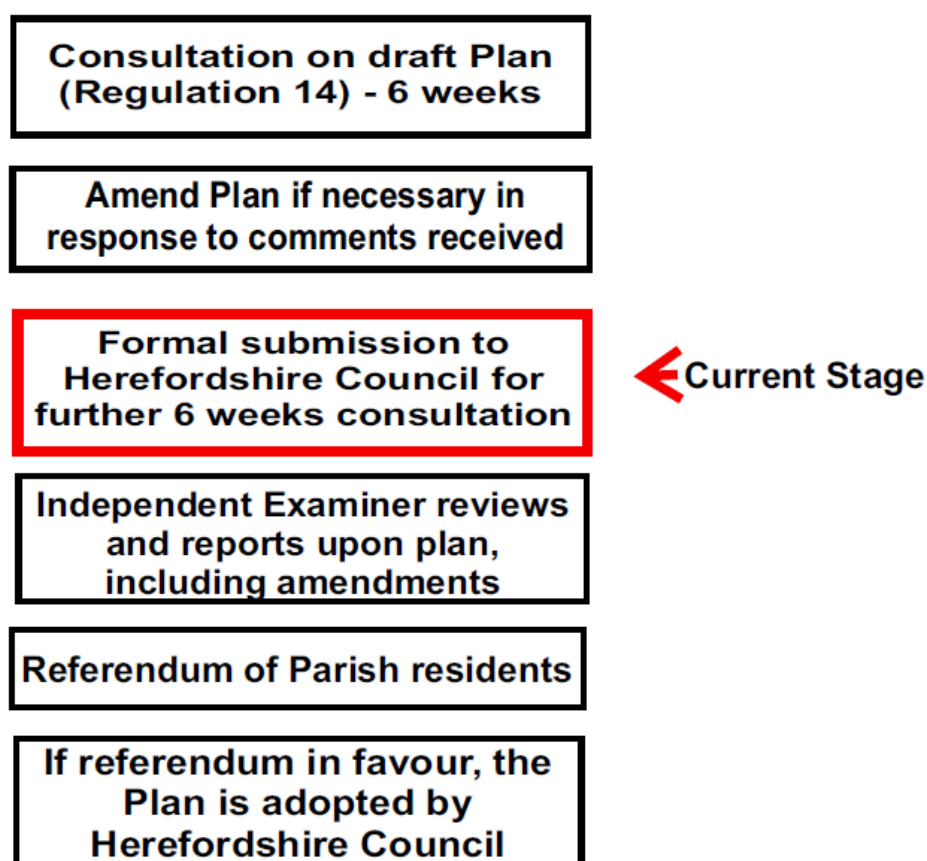


Figure 1 – Neighbourhood Plan Process

- 1.2 The NDP has been prepared in accordance with the Neighbourhood Plan Regulations and following the adoption of Herefordshire Local Plan Core Strategy by Herefordshire Council on 16<sup>th</sup> October 2015. The NDP must comply with the broad criteria for sustainable development within Government's National Planning Policy Framework (NPPF) and with Herefordshire Local Plan Core Strategy.



## Map 1 – Dilwyn Neighbourhood Plan Area



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- 1.3 Dilwyn Parish Council established a Steering Group for drawing up the NDP in 2016. Membership consists of 5 members from the Parish Council and 5 members from the community. This NDP has been based on evidence gathered from a range of sources, research undertaken by Steering Group members, a parish-wide household questionnaire survey<sup>1</sup> undertaken during March and April 2017, and Parish consultation events held in October/November 2017 and June/July 2018.
- 1.4 Policies and proposals are set out in this document prefixed by 'DW' (i.e. for name of Dilwyn).

## 2. Background to Our Parish

- 2.1 The Parish of Dilwyn covers a rural area within the north-west of the County of Herefordshire some 6 miles to the west of Leominster, its nearest market town, and 13 miles north of Hereford, the County Town. Herefordshire lies along the Welsh Border in an area known as the

<sup>1</sup> See Dilwyn Neighbourhood Development Plan Community Questionnaire Report (Data Orchard, May 2017) - at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)

Welsh Marches. The parish sits immediately to the south of the A4112 which links Leominster to the Welsh Border close to Hay-on-Wye. The A49 national trunk road runs through Leominster and that market town also contains the nearest railway station.

## People and the Community

- 2.2 Dilwyn Parish had a population of 711 in 2011 which represents a decrease of 6% since 2001 (758). The parish falls within Golden Cross with Weobley ward. The population structure within this ward in 2011 contained a higher proportion of people over 60 years of age compared to the County as a whole. Herefordshire itself had a higher proportion of elderly people compared to England and Wales. 2011 ward Census data also reveals that although the proportion of young and middle-aged adults under the age of 45 was considerably lower than for the whole County, the proportion of children of school age was higher than the County average. Dilwyn village comprises around 120 dwellings and the parish, around 330 (2011 Census). In addition to the main village, Dilwyn Common has developed as a part of the village and comprises some 30 of its dwellings.
- 2.3 There is a primary school within Dilwyn village which is strongly supported by the community and attracts pupils from a wide hinterland. Older children would normally attend Weobley High School. The village has an Anglican Church, a public house, a coffee shop and a well-used village hall where activities such as playgroup, keep fit and community clubs take place. In the future there are plans for a community shop. Access to a wider range of shops and other facilities is available in the market town of Leominster. Hereford is the closest large centre to which residents might travel for higher order shopping.
- 2.4 Public transport is available to Hereford through a daily service (with an extra service on a Wednesday) and to Leominster once a week (on a Fridays). Several relatively lightly trafficked minor roads lead off to the north-east and south-east of serving rural dwellings and farmsteads. There are many public rights of way across the parish and the village is part of the Herefordshire Black & White Trail.
- 2.5 Historically farming has been the key industry in the parish. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, and some farm buildings have now been converted to other uses. A good example of diversification within the parish is Tyrrells Crisps, which has grown from a small potato business to a multi-national brand. The farms within Dilwyn are a combination of cider fruit, chicken houses, livestock and arable. Some of the farms do employ staff, but many now rely on contractors. The parish also has many Self-Employed people such as electricians, plumbers, builders, and other trades. Tourism businesses in the area include The Crown Inn which is a community owned Public House. Multi- Fab is another established business within the parish and Haven Gin is also a good example of a developing business, which hopes to expand. The other areas that offer employment for the village is St Mary's Church of England Primary School and Dilwyn Playgroup.
- 2.6 Home based working is limited. This may be a factor causing some working age people to leave the area to find work. There are other factors to consider, such as the slow broadband speeds, mobile reception at times being poor; and distance from the motorway. There is a need to encourage the development of small businesses and home working within the parish.

## History of the Parish

- 2.7 We do not know when the settlement of Dilwyn was founded, but we can be certain that it was an established Saxon community before the Norman Conquest. The earliest written evidence is to be found in the Domesday Book, which tells us that before 1066, 'Dilven' was a thriving holding of the Saxon thane, Edwin. At the time of Domesday, it was in the hands of the Norman, William d'Ecouis. Many noted and famous medieval families have been associated with the later lordship of Dilwyn and its surrounding, smaller manors. These include such names as Gammages, Talbot, Mallory and Tyrrell. In 1259, King Henry III granted the manor to Simon de Montfort, Earl of Leicester and the king's brother-in-law. De Montfort, regarded as a pioneer in the development of what would become England's parliamentary system, later rebelled against the Crown and was eventually defeated and killed at the battle of Evesham in 1265. The king then granted Dilwyn to his younger son, Edmund, earl of Lancaster. This lordship continued through the descendants of Edmund, the subsequent dukes of Lancaster, who sub-tenanted Dilwyn to minor aristocratic families.
- 2.8 Throughout the 16th century, lordship of the manor would appear to have rested with the Tomkyns family of Monington. On Thursday, November 18th, 1645, the countrywide impact of the English Civil War was felt in the village when a troop of Royalist horsemen "removed to Delwyn" for a few days. In his diary, one of the troopers present, Richard Symonds, gives a detailed description of what he saw in the village church, as well as a timber constructed building at the church gate called a "palme-howse". He also mentions seeing a 6-feet in diameter waterwheel that "will turne spitts, two chernes, and beate in a mortar". In the 1660's – 70's, Martin Johnson, vicar of Dilwyn, wrote how the longevity of his parishioners was down to the drinking of nothing but cider! He also claimed that a Morris dance had been performed by ten villagers whose total ages amounted to more than a thousand years!
- 2.9 Around the mid to late 17th century, a lot of reconstruction would appear to have taken place in village. Many of the surviving timber framed houses can be seen today date from this time, some incorporating older timbers from earlier buildings. example is the Crown Inn, the last functioning pub several that are known to have existed here. This be down to the wealthy Tyler and Carpenter families, resident in and around Dilwyn at the time after. John Tyler, of the Great House in Dilwyn, was sheriff of Hereford in 1729, while Thomas Carpenter occupied the post six years earlier. The 19th century saw great social change in the country, evidenced in Dilwyn by such things as the building of its first proper school in 1845 (still in existence today) and the introduction of trade unionism to the working population. In the October of 1872, representatives of the National Agricultural Labourers Union paid two visits to the village. On a wet Thursday, October 18th, around 300 "...a little bit timid and fearful" locals turned out for the first meeting to listen to the speakers. Ten days later, the union reps returned and this time the reception was much better, "Hearty cheers both loud and long were given," and 25 new members were enrolled on the spot.



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2.10 In the early 1900's, famous author and folklorist Ella Leather, a resident of the village of Weobley, invited composer Ralph Vaughan Williams to the area to folk songs and carol tunes, some of which he heard residents in and around Dilwyn. The nationally Morris dance known as the Dilwyn Stick Dance was noted down around this time. This dance is still performed by the village children every May bank at the village show. The 20th century saw many changes to the village, such as the gradual dominance of the motor car, modern road surfaces, electricity, changes in work and recreation, new developments and the loss of its local shops and post office. Neither did it escape the effect of two world wars, as it's church war memorial testifies.



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2.11 There are 37 listed buildings within the Parish and most are within Dilwyn village and its conservation area. Dilwyn was designated a Conservation Area in 1974. Of the Listed Buildings, St Mary's Church is Grade I and Luntley Court and Swanstone Court are Grade II\*. The remainder are all Grade II listed. In addition, a number of potential buildings/sites within Dilwyn village have local historical significance. These include Court Orchard and the meadow adjacent to the school field. The parish contains two Scheduled Ancient Monuments – the Moated Mound to the south of the Church and the Dovecot at Luntley Court. The latter sits on the boundary with Pembridge Parish. There is no English Heritage Registered Parks and Garden but one of locally importance at Henwood Farm. More detailed information about Dilwyn's heritage assets can be found at Appendix 1.



## The Parish's Environment

2.9 A large part of the Parish comprises grade 2 agricultural land (very good) although there are areas defined as grade 1 (excellent) to the south of the village. Areas alongside the small streams that flow through the north-east and south-west of the village are grade 3 (good to moderate). No areas of derelict land have been identified within the parish. There are areas identified as mineral reserves to the south of the village and at the eastern of the Parish. There are areas within the Parish that are at risk of flooding. One is along the Stretford Brook that flows someway to the south of the village. Another is at the eastern edge of the Parish to the south of Dilwyn Common associated with Tippet's Brook, although it does not extend to the west as far as the area where residential development is concentrated. Local knowledge has identified two areas where storm water causes flooding. These are close to Chapel Corner and Burnt House. There is a public sewer that serves the village and the waste-water treatment works sits to the south of Dilwyn common mid-way along its built-up part. There have been no incidents of pollution associated with any of the brooks in recent years.

2.10 The Parish is one of rolling countryside comprising settled agricultural landscape with dispersed, scattered farms. It is in an area defined primarily as 'principle settled farmlands' within



Herefordshire Landscape Character Assessment. Within this landscape type settlements tend to be small and accompanied by relic commons. Dilwyn village epitomises this characteristic as does its surrounding network of narrow lanes edged with high hedges and scattered hedgerow trees. Trees are also commonly found in groups around dwellings and along streams. Development pressures have resulted in distinctly nucleated or clustered settlements which are contrary to landscape character. It is advised that the landscape type should accommodate limited new development that is modest in size and comprises low density development that avoids coalescence into a prominent wayside settlement pattern to preserve the character of the original settlement. It might also be combined with tree planting that emphasises the domestic quality of the landscape. The areas along the Stretford Brook and Tippet's Brook comprise 'wet pasture meadow' which is an unsettled landscape where you would not expect to see any development. This would encompass the area to the south of Dilwyn Common Lane and becomes wider as you travel eastwards toward Sollers Dilwyn, although that small hamlet falls outside of this landscape type.

- 2.11 There are few biodiversity assets within the parish, but those that are present are of local importance. Herefordshire Council's Ecological Network Map identifies the streams as biodiversity corridors and there are a number of 'stepping stones' that benefit wildlife. Orchards have not been identified as part of the environmental screening, but there are both traditional and commercial orchards within the Parish that benefit the overall Parish network.

## Community Involvement

- 2.12 The involvement of the community during the initial stages of preparing the NDP was seen as crucial to ensuring support for the plan and to give confidence to those involved in its preparation. A community questionnaire was undertaken with residents given the opportunity to express their views upon a number of issues that the NDP might cover through a questionnaire. The response to the residents' questionnaire was 49%. Paragraphs 2.13 to 2.24 summarise some of the responses obtained from the community in relation to key issues that might be covered within the NDP. Further references are made to other responses throughout the NDP where they are relevant.

### The Environment

- 2.13 When asked, 76% of respondents to the community questionnaire identified the rural nature of the village to be very important to them and 63% considered both living in a beautiful rural landscape and in an area with a thriving landscape to be similarly important. The visual character and nature in terms of effect on amenity from pollution and traffic were all considered important in terms of new development outside of the village. These responses were helpful in determining policy criteria against which new development should be judged.
- 2.14 The identification and protection of heritage assets and the character and appearance of Dilwyn Conservation Area were also seen as important. Features that contribute positively to included, not only its historic buildings but also features such as trees and hedgerows, important open spaces and gaps in frontages, views in and out of the village, and the street scene and settings of various areas and buildings more generally.
- 2.15 Flooding is not a widespread problem but there are a limited number of locations where both storm water and foul water cause problems to fields, roads and sewers.

## **New Housing**

- 2.16 Most residents were happy to accept the outstanding number of new dwellings required to meet the level of proportional housing growth set by Herefordshire Local Plan Core Strategy over the remaining Plan Period, although the preference was for this to be accommodated through small developments, and the smaller the better. The community questionnaire indicated that the majority did not want to see developments of more than 4 houses. However, they also wished to see new housing that would provide starter homes and family houses, but not flats or large 'executive' homes. Although there was a preference for houses for sale, including low cost and shared ownership options, there was no majority to reject social or private rented options.
- 2.17 Design considerations that were supported included provision of off-road parking in all instances; reflecting the size and appearance of those nearby; seeking a mixture of types, size and styles; designs to minimise energy use; provision of front and back gardens; and maintaining minimum gaps between dwellings that is consistent with adjacent developments. The effect on residential amenity and the general character of the area concerned were the principal concerns in relation to extensions to existing properties, conversion of outbuildings and sub-division of garden plots to provide new dwellings.
- 2.18 There was a strong feeling among residents that any new housing should take full account of the rural nature of the village and its situation within a beautiful farming landscape and with a thriving natural habitat. (Q.1 - 77% community questionnaire)

## **Economic Activity and Environment**

- 2.19 There was some support for the identification of sites for employment uses and for developing policies to enable live-work units, promote farm diversification and tourism. The latter should be encouraged through the provision of B&B accommodation, provision of information and waymarking of footpaths. Short-term holiday accommodation was also supported but opposition to holiday homes and camp-sites. There was less support for provision of serviced workshops.
- 2.20 It was felt that better broadband and mobile phone reception would benefit the rural economy and attract new businesses to the area. These were also identified as important to the local community more generally.
- 2.21 In responses to the community questionnaire, 81% (214 responses) stated that we require a better broadband, while 78% (205 responses) said that we require a better mobile phone coverage. Road access (139 responses) and a lack of appropriate buildings (96 responses) were also reasons seen in holding back economic development.

## **Community Services and Facilities**

- 2.22 The village hall, village green common and community owned public houses (Crown Inn) were all supported and reasonably well used by the community. Only 8% said they never used the village hall and 65% used it occasionally. Similar responses were identified for the village green and public house, although nearly a quarter of respondents used the latter weekly. A redundant building at the public house was identified as a potential opportunity to provide a village shop.

- 2.23 Residents travelled out of the village for access to shopping, banking and recreational facilities. Public transport was considered difficult to use in terms of access to other facilities.

### **Traffic and Transport**

- 2.24 The condition and maintenance of roads was identified as an important issue, with the need for further passing places and ditch maintenance identified. Support for infrastructure to enable the public rights of way system to be used more effectively was also highlighted, and there was some support to improve provision for cycling. The re-routing of HGVs, imposition of weight limits along certain roads and the designation of quiet lanes all received more support than opposition. These reflect concerns about the ability of minor roads within the parish to accommodate new development.

## **3. Issues and Options**

- 3.1 The background information above provided an initial basis for further exploratory work undertaken to inform the NDP. Other sources of information have also been used where necessary. Having considered the evidence and initial views collected, the following issues have been identified as matters to be addressed within this NDP.

### **Environment**

- 3.2 In accepting growth is necessary, the village community wishes this to take place in ways that:
- do not impact too greatly on its rural natural beauty (community questionnaire main findings P4); and
  - ensures that the local heritage is retained (community questionnaire main findings P4)

### **Housing**

- 3.3 With 15 dwellings having been built or given planning permission (May 2018), the outstanding minimum housing target of around 30 dwellings needs to be delivered through this NDP to meet the requirements of Herefordshire Local Plan Core Strategy. However, that target is considered only one of a number of factors that might influence the extent of housing required<sup>2</sup>. The highest level of need from a range of assessments suggests 61 dwellings may be needed. Other factors that might influence the approach to housing within the Parish include:
- The need to provide for 'downsizing', specialist housing or general housing more suitable to the need of people over 75 years of age, including life-time homes;
  - There is a preponderance of large homes, creating a 'top heavy' profile in the current housing stock and an under-supply of smaller homes, suggesting the NDP should not seek the delivery of homes of four or more bedrooms;
  - The high cost of housing, especially for 2 and 3 bedroomed houses coupled with historically low levels of their development within the Parish indicates that development should provide housing suited to a family's needs, and of a type and size they can afford;
  - The low level of housing development overall within the Parish which has led to high house prices;

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<sup>2</sup> See Housing Needs Assessment – Dilwyn, Herefordshire, (AECOM, March 2017) at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)

- An assertive approach to providing affordable housing is needed to include an element of 'intermediate housing' and including Build-to-Rent (BTR)<sup>3</sup>;
  - The need to maintain and expand local services such as the primary school, public house and café;
  - Provision of housing may include an allowance for windfalls both within the settlement boundaries and through dwellings in the open countryside that would comply with Herefordshire Local Plan Core Strategy RA3 and its more detailed policy references. Of planning permissions granted since 2011, two dwellings were located in the open countryside, and a modest allowance of a further 2 dwellings in such locations during the plan period is suggested for the purposes of the contribution such dwellings might make to the required level of proportional housing growth.
- 3.4 More specific information that might be used to inform local housing needs<sup>4</sup> suggest:
- 13 respondents to a housing survey would consider moving to different accommodation if available. Of these, 5 people wished to move from private renting to owner occupation; three respondents would like to move to accommodation adapted to suit an older person or someone with special need such as wheelchair access.
  - 15 household indicated that someone living in their household, or a close relative living elsewhere needed one or more additional homes in the parish.
- 3.5 The ability to meet the variety of housing needs through an approach based on releasing small sites is an issue that may require some compromise or an innovative solution.

### **Employment**

- 3.6 Although there was support for making employment land available, no land specifically for this was identified through a business survey<sup>5</sup>. There was support for the use of brownfield land and existing buildings, including redundant farm buildings for such purposes, although opposition to the use of greenfield sites for this purpose and a reticence to encouraging manufacturing, transport, storage and distribution uses.
- 3.7 Improvements to provide high speed broadband and mobile phone coverage within the Parish are seen as important to supporting the local economy. This and other support to encourage the development of small businesses and home-working were seen as important. Half of the businesses responding to the local survey indicated a need for small office space and there were some requirements for small workshops and storage.

### **Community, Social and Health Needs**

- 3.8 The community facilities within Dilwyn village are all recognised as important, including its primary school, village green, village hall, public house, church and children's play area. These contribute to its strong sense of community spirit and need to be safeguarded, with provision made to enable the expansion of local services where practicable. The needs of its elderly residents, in terms of housing have been identified within paragraph 3.3.

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<sup>3</sup> See footnote to paragraph 5.12

<sup>4</sup> See Dilwyn Neighbourhood Development Plan – Housing Needs Survey Report (Data Orchard, June 2017) at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)

<sup>5</sup> See Dilwyn Neighbourhood Development Plan –Business Survey Report (Data Orchard, June 2017) at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)



## Roads and Traffic

- 3.9 Road safety both within Dilwyn village and the Parish generally is considered important and this might be addressed in relation to the first through locating development where it was least likely to generate vehicle movement through the narrow village centre. In addition, the effects of vehicles on the village's character and appearance should be minimised.
- 3.10 The effects of vehicles on drainage, single track lanes where there are insufficient passing bays, restricted visibility along Common Lane, and on-road parking can be constraints to development. Within development, off road parking is essential.

## Options

- 3.13 The options presented relate how new housing might be accommodated based upon the sites submitted for consideration. Development needs in terms of businesses and facilities cannot easily be identified and determining how they will be accommodated will rely upon general policies rather than specific proposals, although any policies will ensure protection of the environment, residential amenity and highway safety, among others. Based upon the sites indicated to be available for housing, the options that were considered included:

**Option 1** – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available within Dilwyn main village and Dilwyn Common;

**Option 2** – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of a large site at Dilwyn main village;

**Option 3** – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of several medium sized sites within Dilwyn main village and Dilwyn Common;

**Option 4** – accepting a higher level of growth than that required by Herefordshire Local Plan Core Strategy through a combination of a larger site and some small sites.

**Option 5** – not to prepare an NDP.

- 3.14 Option 4 has been chosen by the steering group as evidence from the AECOM report and the Village questionnaire highlight the need for affordable and low-cost housing (objective 1) so the demographic imbalance of the village can be addressed. This will make Dilwyn Village and its facilities more sustainable (Objective 2) over time. There would be insufficient sites to provide for housing requirements through those small or medium sites (Options 1 and 3) indicated to be available and suitable. Option 2 might not enable a range of accommodation types to be available to meet the range of needs, including enabling self-build opportunities. Not to prepare an NDP would allow developers to bring forward sites in both parts of the settlement as they see fit. Alternatively, it would rely upon Herefordshire Council including the settlement within its Rural Areas Sites Allocation DPD upon which the community would have less influence

## 4. Vision, Objectives and Strategic Policies

- 4.1 In preparing Dilwyn NDP the following vision, guided by responses to the residents' questionnaire and confirmed at the subsequent community consultations, sets the basis for what it is hoped to achieve within the parish through the planning system by the end of the Plan Period:

***"Dilwyn 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, and an excellent natural environment."***

- 4.2 To achieve this vision the NDP sets the following objectives:

1. To accommodate housing growth in proportion to the size of Dilwyn and in keeping with its heritage while promoting a range of tenures, types and sizes to encourage young families and enable local people of all ages to live in a vibrant community.
2. To maintain, sustain and improve community facilities.
3. To promote local employment and tourism through encouraging sustainable farming and accommodating new ideas from the community to develop small businesses.
4. To promote better understanding of and respect for our countryside and local heritage in order to maintain and enhance the rural and historic environment.
5. To promote sustainable development for this and future generations by protecting key environment assets including green spaces, ancient woodland, veteran trees hedgerows and trees and a high-quality landscape.
6. To address traffic and transport issues.

- 4.3 During the Plan Period up to 2031 this will mean:

- A site will be developed to provide a range of housing types, including affordable houses, in addition to a number of smaller sites that will also meet the needs for family housing.
- Our unique environmental and historical heritage will be preserved for future generations.

- 4.4 During consultations, the majority of the community (90%+) expressed full support for the vision and objectives.

### Strategy for Sustainable Development within Dilwyn Parish

- 4.5 Sustainable development seeks to ensure proposals are advanced that will "meet the needs of the present without compromising the ability of future generations to meet their own needs"<sup>6</sup>. It covers social and economic factors as well as the environment so that the community is provided with sufficient and appropriate housing, opportunities for enterprise, and access to community facilities which will help to maintain healthy and thriving communities as well as protecting our natural and historic environment, all of which contribute to our quality of life.

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<sup>6</sup> National Planning Policy Framework, page 2.

- 4.6 To ensure these major concerns are considered when promoting sustainable development through this NDP the following policy forms the basis for the overall approach pursued through the NDP.

## **Policy DW1: Promoting Sustainable Development**

**Positive measures that promote sustainable development within Dilwyn Parish will be supported where they meet the principles and policies set out in this NDP. Where development proposals are advanced, they should address the following high-level priorities that are considered essential by the local community for maintaining sustainable development within the parish:**

- a) A substantial proportion of new homes will meet the needs of local people, including those unable to compete on the open housing market;**
- b) New development shall conserve and enhance the natural beauty, amenity and cultural heritage of Dilwyn Parish, including the setting, character and appearance of Dilwyn village and Conservation Area;**
- c) The scale and phasing of development should be appropriate to the needs of the community and enable new residents to be integrated with the community;**
- d) Development will foster the social and economic wellbeing of the community of Dilwyn;**
- e) Diversification of the local rural economy will be supported in particular by enabling businesses to develop in scale with the rural character of Dilwyn Parish;**
- f) Good practice such as tree planting, promotion of walking facilities and reduction of dependence on travel by car will be encouraged;**
- g) The widest possible range of local facilities and infrastructure should be available to serve the needs of the community.**

**Where this Plan does not cover a proposal, any decision should reflect, where possible, the community's sustainable development priorities set out above and also policies within Herefordshire Local Plan (Core Strategy), in particular Policy SS1. Benefits will be sought in relation to the priorities set out in this policy where compensatory or mitigation measures are needed as part of any proposal.**

- Community input - Dilwyn Questionnaire, especially questions 1, 3, 6, 8, 18 and 21.
- Supporting Objectives 1 to 5
- Supports Herefordshire Local Plan Core Strategy SS1 through describing the key sustainable development principles important to the local community.

- 4.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching strategic policy sets out the essential sustainable development requirements which the local community considers important

to achieve its vision and objectives. The provisions within this NDP as well as development proposals will be measured against this policy.

## 5 Providing New Homes

- 5.1 The NDP must provide development opportunities for a minimum of 46 dwellings over the period 2011 to 2031, although at the time this plan was prepared (April 2018) there were outstanding planning permissions for 15 houses. A minimum of a further 31 dwellings was therefore needed to meet Herefordshire Local Plan Core Strategy's proportional growth requirement. The approach to providing new housing within the village has been based upon both the need to meet this requirement and also to provide for local needs identified in the Housing Needs report produced in March 2017<sup>7</sup> and Housing Needs Survey report<sup>8</sup>, June 2017. As a consequence, although the community initially expressed a wish to see the extent of new housing limited to that required to meet the former, in order to achieve the variety and type of housing required to serve the breadth of needs one site capable of accommodating some affordable housing and a variety of dwelling sizes, especially to meet the needs of young families, is proposed. In addition, it is considered that a previous definition of the settlement of Dilwyn village comprising both the central core and frontage development along Dilwyn Common Lane should be reflect the cohesive nature of the community.

### Policy DW2: Housing Development in Dilwyn Village

**New housing within Dilwyn village will make provision for a minimum of 46 dwellings through enabling sensitive infilling within a settlement boundary and allocating sites for further housing development shown on Dilwyn Village Policies Map. Housing development outside of the settlement boundary, including that adjacent to it, must comply with Herefordshire Local Plan Core Strategy Policy RA3.**

- Community input - Dilwyn Questionnaire, especially question 12.
  - Supporting Objective 1
  - Supports Herefordshire Local Plan Core Strategy RA2 through ensuring the required level of proportional housing growth is met.
- 5.2 Dilwyn village is identified as a settlement that should be the focus for housing growth within the parish and accordingly will accommodate most of the required additional dwellings. Herefordshire Unitary Development Plan defined a settlement boundary which incorporated the core area of the village although the previous Leominster District Local Plan also included a settlement boundary along Dilwyn Common Lane. The settlement boundary now defined is based upon the earlier of these with additions to take into account allocated housing sites and in order to indicate that the built-up area of Dilwyn Common is part of the village. This is considered to be in accordance with Herefordshire Local Plan Core Strategy policy RA2 and

<sup>7</sup> See 'Housing Needs Assessment, Dilwyn, Herefordshire – March 2017 by AECOM UK Ltd at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)

<sup>8</sup> See 'Housing Needs Survey report – June 2017 by Data Orchard at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)



paragraph 4.8.23. Outside of this boundary development will be within open countryside where further new dwellings must comply with Core Strategy policy RA3. It is understood this definition was sought by the Inspector appointed to consider the Core Strategy.

- 5.3 The nature of the village is such that limited opportunities for infilling exist although the potential is reduced within its core area because of the need to preserve its character or appearance, with most of the settlement falling within Dilwyn Conservation Area. In addition to incorporating allocated housing sites, some minor extensions to the settlement boundary take into account development that has recently occurred, sites associated with the village that have outstanding planning permissions, and a number of small sites that form extensions to previous boundaries where these are considered to respect the overall character of the area concerned. The gap between the central core of the village and development along Dilwyn Common Lane is considered one of the important characteristics that contributes towards the appearance of the Conservation Area and proposals to fill this gap would be contrary to sustainable development principles. This was recognised in a recent planning application (Code P171452/F) which maintains the gap between two sets of houses on either side of an orchard. Development opportunities would provide a mixture of small sites with one larger site. The sites for inclusion, either as allocations or infill opportunities, were chosen through a process in which those submitted for consideration were assessed against a range of agreed criteria and the best performing sites included<sup>9</sup>.
- 5.4 A realistic assessment of infill sites arising from the available sites submitted for consideration suggests a minimum of 7 dwellings will come forward as a consequence of infilling within the settlement boundary, most being along Dilwyn Common Lane. This does not preclude the potential for other infill sites where they would comply with relevant criteria set out in this NDP.

### **Policy DW3: Housing Sites in Dilwyn Village**

**The following sites identified on Dilwyn Village Policies Map are proposed for new housing in the plan period:**

- a) land amounting to approximately 3.7 ha to the south-west of Orchard Close and Castle Mount;**
- b) land amounting to approximately 0.3ha to the east of Brookside Bungalow, Dilwyn Common Lane;**

**Housing development upon these sites will be permitted provided it complies with policies set out in this plan. With regard to land to the south-west of Orchard Close and Castle Mount, its development should pay regard to the design and layout principles set out in Policy DW4**

- Community input - Dilwyn Questionnaire, especially question 8.
- Supporting Objectives 1
- Supports Herefordshire Local Plan Core Strategy Policies H1 and H3 through enabling a range of house types, including affordable housing

<sup>9</sup> See 'Meeting Housing Need and Site Assessment Report, April 2018' at [http://www.dilwynparishcouncil.gov.uk/Neighbourhood\\_Plan\\_18715.aspx](http://www.dilwynparishcouncil.gov.uk/Neighbourhood_Plan_18715.aspx)

- 5.5 The two sites allocated for housing through this policy are considered available and suitable with landowners indicating the sites will be released during the Plan Period. Site specific development requirements that need to be addressed through the policies in the NDP are set out below.
- 5.6 Land amounting to approximately 3.7 ha to the south-west of Orchard Close and Castle Mound – It will be important to protect the setting of the Castle Mound Scheduled Ancient Monument and this will reduce the potential of the site. The landowner has indicated an intention to develop 30 dwellings on this site although the potential may be as many as 50, depending upon the type of dwellings proposed and the landscape requirements to ensure environmental constraints are fully addressed. Policy DW4 sets out design principles for the development of this site.
- 5.7 Land amounting to approximately 0.3ha to the east of Brookside Bungalow, Dilwyn Common Lane – The design and form of development should be informed by an assessment of the area’s character along the frontage of Dilwyn Common Lane in order to comply with policies DW8 and DW11. The design should also be informed by an ecological survey with appropriate mitigation, compensation and enhancement to both retain and enhance the overall biodiversity value of the site in accordance with policy DW6 and Herefordshire Local Plan Core Strategy policy LD2, especially the value of the trees on site, which should be protected both during and after development takes place. Development should ensure greenfield flows of storm water are achieved from the site in accordance with policy DW9 and consideration might be given assisting with a scheme that might reduce storm water flooding on the adjacent road. It is estimated this site might accommodate 3 dwellings in order to reflect the density of development in the vicinity and to take into account local constraints.

## **Policy DW4: Development Principles for Land to the south-west of Orchard Close and Castle Mount**

**The following development principles shall be applied to land to the south-west of Orchard Close and Castle Mount:**

- i) Housing shall comprise areas set off of a main ‘village street’ within small courtyards reflecting the form and massing of adjacent housing at Orchard Close and Castle Mount.**
- ii) Each area shall have a specific identity based upon local building characteristics but tied together through landscape and layout. Building materials and or design features within each area shall be consistent and vary between areas, but without jarring.**
- iii) The materials, scale, height, massing and proportions of dwellings should reflect those within the village, and all should incorporate locally distinctive features.**
- iv) Provision should be made for a combination of 2 and 3-bedroom properties both detached and semi-detached, with only limited numbers of 4-bedroom houses; an element of affordable housing to meet local needs, in particular those for shared ownership and reduced open market value; social rented accommodation; and housing to meet the needs of elderly people and those with mobility issues.**
- v) A full and detailed landscape scheme will be required to ensure the development fits sensitively into the setting of the village. This should include areas of significant tree planting utilising native species.**

- vi) **Any development proposal should be accompanied by a full archaeological investigation agreed with Herefordshire Council's Archaeological Service and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.**
- vii) **A Heritage Impact Assessment should be prepared to inform the location and design of development within the site, including landscaping and the definition of open space, in order to safeguard any significant and/or extensive archaeological remains identified under the previous criterion, and to protect the open aspect of that part of Dilwyn Castle Moated Mound which contributes to its setting.**
- viii) **The amenity of dwellings running along the north edge of the site should be protected.**
- ix) **The removal of any hedgerow should be kept to a minimum and compensatory measures undertaken to replace the biodiversity value of any lost. The landscaping scheme should increase the biodiversity on the site in order to result in net gains.**
- x) **Off-site measures should be provided to slow vehicles entering the village from the south-west, with the aim of achieving this sufficiently to meet the criteria for a 20mph zone to be established through the village.**
- xi) **A footpath within the development should enable pedestrians to reach the northern edge of the site within the development site, protected from the road by the existing hedgerow.**

- Community input - Dilwyn Questionnaire, especially question 9.
- Supporting Objectives 1, 4, 5 and 6
- Supports Herefordshire Local Plan Core Strategy Policies H3, MT1 and SD1 and through enabling a range of house types, including affordable housing.

5.8 The development principles are to ensure the site fits sensitively into the setting of the village and addresses site specific issues. The latter includes protecting the residential amenity of adjacent dwellings and the setting of the adjacent Scheduled Ancient Monument, while maintaining and enhancing biodiversity and providing for the safety of pedestrians, including for the short stretch where there is no footpath before joining that just past Orchard Close. One particular aspect of the design is to break the development up into design compartments which reflect smaller developments seen elsewhere in the village even though it is one large site. Through this the community's desire to see small-scale developments will be reflected through design even though the actual scale of development is larger than wished for. The provision of a variety of family and other housing, with an element of affordable dwellings, would not be achievable through an approach based on very small sites. The site will comprise 'significant development' as defined in Herefordshire Council's Statement of Community Involvement and will generate much local interest. As a consequence, any developer is strongly urged to canvas community views upon the details of their proposal before submitting any planning application.

5.9 Regard should be had to Herefordshire Local Housing Market Assessment 2012 Update for the Leominster Housing Market Area or any further update, up to date housing needs evidence and approvals and completions which provide guidance upon the proportion of dwellings of various sizes. The developer should, within their Design and Access Statements, indicate how they propose to contribute towards the needs identified, particularly in terms of house size. Departure from proportional needs may be accepted where development provides especially for local

community needs such as housing for the elderly or starter homes. The developer may also wish to consider Providing property that enables people to work from home, where this will not affect the amenity of adjacent properties, and provision of plots for self-build dwellings.

- 5.10 The site does not impinge directly on Dilwyn Castle Moated Mound Scheduled Ancient Monument although may have some effect upon its setting which should be minimised through avoiding development where this is most sensitive. In addition, there is the possibility that buried archaeology may be present in the north-east corner of the site. A Heritage Impact Assessment to determine whether the site might be developed in principle has concluded that the effects of development should be capable of mitigation and the site is of sufficient size to enable the anticipated level of development to take place. However, a more detailed assessment will be required in order to comply with relevant criteria in this policy and that would also comply with the requirements of policy DW7. Other policies in this plan address issues such as car parking, the provision of safe access and traffic calming (policies DW18 and DW19). Housing proposals should comply with other policies set out within this NDP and Herefordshire Local Plan Core Strategy where appropriate. Development should especially address the need to be sympathetic to the village’s form, character and setting, and although the site sits outside the Conservation Area, the effects upon its setting will be a consideration (policies DW8 and DW11). In addition development should protect residential amenity (policy DW11); ensure land drainage matters are fully addressed and development takes place in phase with appropriate works to increase the capacity of Dilwyn Wastewater Treatment Works (policy DW9); ensure that natural features and important spaces are added to through the development (policy DW16); and require appropriate provision for parking so that it does not detract from local amenity (policy DW 19). The site’s development should create a safe and accessible environment, minimising the opportunities for crime and anti-social behaviour in accordance with Herefordshire Local Plan Core Strategy Policy SD1.
- 5.11 Table 1 below shows how it is intended that the outstanding Herefordshire Local Plan Core Strategy housing target will be met.

**Table 1: Achieving the Housing Target 2011-2031**

		Number of Dwellings*
Dwelling Requirement 2011 – 2031: 46 Dwellings		
1	Commitments April 2018	15
2	Site Allocations (Minimum) i) Land south-west of Orchard Close and Castle Mount ii) Land east of Brookside Bungalow, Dilwyn Common Lane	30 3
3	Small sites within settlement boundary (see para 5.4)	7
4	Rural windfall allowance (para 3.3 bullet 7)	2
5	<b>Housing Potential during Plan Period</b>	<b>57</b>



\* The estimate of dwellings under each heading is for the purposes of showing how Herefordshire Local Core Strategy target for the Parish might be met. It is possible that the number of dwellings may be higher or lower on some sites/areas than indicated, depending upon the type of dwellings provided and unexpected constraints.

## Affordable Housing

5.12 The NDP makes available a site within which an element of affordable housing should be provided, and these may include both rented and intermediate housing<sup>10</sup>. The extent of each form should be considered at the time of relevant planning applications. Should subsequently there be further need this may be provided for through Herefordshire Local Plan Core Strategy policy H2 following an up-to-date housing needs survey when considered necessary. It is important that such accommodation meets the needs of the local community to support the social and economic needs of residents.

## Policy DW5: Affordable, including Intermediate Homes

**Where affordable dwellings are to be retained for that purpose under Section 106 agreements, the priority for their allocation, on the first and all subsequent lettings, should first be given to those demonstrating a local housing need within Dilwyn Parish. Should at the time of allocation there be nobody with such a connection the accommodation may be allocated to those from the adjacent parishes and subsequently to those within the Leominster Housing Market Area.**

**For the purposes of identifying a local need these shall be:**

- (a) Those who live within the Parish.**
- (b) Those who have lived within the Parish within the past 6 out of 12 months and 3 out of 5 years.**
- (c) Those who work or are coming to work within the Parish.**
- (d) Those with an essential need to support or be supported by a current resident within the Parish.**

**(In each instance the qualifying criteria may apply to other the adjacent parishes and areas specified when they become relevant.)**

- Community input - Dilwyn Questionnaire, especially question 10.
- Supporting Objective 1
- Supports Herefordshire Local Plan Core Strategy Policy H1 by defining local need for housing.

5.13 The community recognises that there is a local need for various forms of affordable housing and that priority for this should go to those already living or working in the Parish and those

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<sup>10</sup> Affordable housing comprises social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Social rented housing is owned by private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared, other low-cost homes for sale and intermediate rent, but not affordable rented housing.

supporting or needing support by close family members. Council or appropriate housing provider may wish to utilise local knowledge of the potential need at the time should there have been no recent survey to base this upon.

## **6. Conserving and Enhancing the Natural and Historic Environment of the Parish**

6.1 The community rightly places significant emphasis upon protecting the Parish's high-quality environment which encompasses a number of locally distinctive features and considers its preservation and enhancement as a high priority in promoting sustainable development.

### **Policy DW6: Conserving and Enhancing the Landscape, Scenic Beauty and Natural Environment of the Parish**

**Development proposals should conserve or enhance the Parish's important landscape through maintaining and reinforcing its rural character, natural environment, landscape character, its beauty and amenity. Development should contribute positively to these by:**

- a) Maintaining landscape character including where appropriate measures to conserve, restore or enhance its primary and secondary characteristics;**
- b) Retaining features that contribute to the beauty, amenity and visual quality of the Parish and the setting and village-scape of Dilwyn village**
- c) Ensuring the historic landscape within which Dilwyn Village sits informs both the location and sensitive design of proposals;**
- d) Contributing to the ecological network of the area with measures, in particular, to support the biodiversity value of sensitive sites, create buffers around these, or add to the network through creating or enhancing wildlife corridors and 'stepping stones';**
- e) Maintaining and where appropriate extending tree cover, utilising native tree species unless there is good reason to do otherwise;**
- f) Retaining important landscape and biodiversity features such as important trees, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.**

**In order to ensure development complies with this policy and fits sensitively into the landscape, proposals should include high quality landscape design which should integrate fully with building design and layout ensuring hard and soft landscape proposals do not result in a suburbanised appearance. There will be particular emphasis placed upon the inclusion of tree planting with native species. Where appropriate proposals should be informed by a visual landscape assessment in order to retain important views, vistas and panoramas.**

- Community input - Dilwyn Questionnaire, especially question 10.
- Supporting Objectives 4 and 5.
- Supports Herefordshire Local Plan Core Strategy Policies LD1, LD2, LD3 and SD1.

- 6.2 Reference to primary and secondary characteristics is described in Herefordshire Council's Landscape Character Assessment. The majority of the Parish is defined as 'principal settled farmlands' where the primary characteristic is the hedgerow pattern surrounding field boundaries. Its secondary landscape character is defined by its use as an area of mixed farming. Within this landscape character type, the hedgerow pattern, tree cover, wetland habitat along water courses and areas of permanent pasture should be conserved. Tree cover should be enhanced, especially where associated with settlements, and the dispersed settlement pattern retained. Traditional standard orchards should be maintained and increased. Small parts of the Parish, along its small brooks, fall within the 'wet pasture meadow' landscape character type. The primary characteristics for these areas are pastoral land use, linear tree cover pattern, tree cover provided by hedgerows and watercourse trees, and being unsettled where no development would normally take place. Secondary characteristics include wetland habitat and hedge and ditch boundaries. The features listed are important and need to be retained and enhanced. Important trees will be those of amenity value including veteran, specimen, and those providing habitats for important species, among others. This does not mean that other features, such as ponds, are not unimportant, but their significance needs to be assessed through appropriate landscape analysis. Such analysis should also include historic landscape characteristics, of which Dilwyn's setting within a hollow is important.
- 6.3 Wildlife is an important contributor to the character and scenic beauty of the Parish and should be protected in accordance with Herefordshire Local Plan Core Strategy LD2. Hedgerows form wildlife corridors and orchards, copses and mature trees (some dating back to the 17<sup>th</sup> Century at Henwood) form habitats for many species of invertebrates, birds and small mammals. The Castle ponds, moat and small ponds within the Parish (Alton Court, Henwood and Tyrrells Court) contain small invertebrates and amphibians including Great Crested Newts. An ancient meadow on the common contains a traditional flora of days gone by including Green Veined Orchids and Autumn Crocuses. These all contribute towards the local ecological and local green infrastructure networks, which in turn contribute towards the County ecological network and its Green Infrastructure Strategy which should be enhanced wherever possible.

## **Policy DW7: Protecting Heritage Assets**

**Development proposals will be expected to conserve or enhance listed buildings, archaeological sites and other buildings that contribute to local or historic interest, together with their settings, in accordance with their significance. In addition, they should retain the overall character of the wider village and its surrounding traditional rural landscape, especially through ensuring that development proposals involving the sites of or buildings comprising historic farmsteads are informed by an appropriate analysis of their heritage value. Other locally important buildings and structures that contribute to Dilwyn's character should be retained wherever possible and incorporated into wider development proposals together with Listed Buildings so that their overall form is used to help inform the design concept for new development. Where this includes elements of innovative design these should fit sensitively into the village street or rural scene. Where appropriate, development proposals should be accompanied by full archaeological investigations and in the event of significant and/or extensive remains being found they should be preserved in-situ wherever possible.**

- Community input - Dilwyn Questionnaire, especially question 1 (77%).
- Supporting Objectives 1 and 4.
- Supports Herefordshire Local Plan Core Strategy Policies LD4 and SD1.

6.4 The Parish has a range of designated heritage assets. In addition, there are locally important buildings and other assets, including historic farmsteads. A number of these are listed in Appendix 1, but Herefordshire Council's Historic Environment Record contains a more detailed list of sites. These make a significant contribution to both the character of the parish and Dilwyn village. Historic features should inform designs, and where innovative designs are advanced these must be sensitive to the village character and appearance. Given the wealth of assets, provision should be made for archaeological investigations, including excavations where appropriate, to ensure important unexpected finds are properly protected.

## **Policy DW8: Development within Dilwyn Conservation Area**

**To preserve or enhance the character and appearance of Dilwyn Conservation Area, development within or bordering it should comply with the following detailed requirements:**

- 1. The form of development should respect and continue Dilwyn's historical evolution. This must be clearly evidenced through showing how local character and distinctiveness have been taken into account and the steps taken to produce high quality design that preserves or where possible enhances the character or appearance of the Conservation Area in addition to significant heritage assets together with their settings. Proposals must show they have responded adequately to their context.**
- 2. The features that contribute to Dilwyn's rural and agricultural character should be retained and used to inform the design concept for new development.**
- 3. The setting and views into and from the village which comprises the Conservation Area should be preserved, in particular the following should be protected from changes that would detract from them (see Map 2):**
  - **The serial views through the 'black and white' village centre starting from the west along the historic village street through to the north-east revealing in sequence Karen Court, the village triangular central core and Village Green, the Crown Inn, the old shop and Church spire, the Church and memorial, and the Old School and School House.**
  - **The view from Townsend house across Court Orchard towards the Castle and Castle pond (Vista 1).**
  - **The vista across the village as you approach from the east along the Venmore Road (Vista 2).**
  - **The vista across the village from bank top orchard (Vista 3).**
- 4. All new development should contribute positively to the character and appearance of the Conservation Area through meeting the following requirements:**



- a) **There should be a high quality of design for new buildings, and alterations and extensions to existing buildings.**
  - b) **Proposals should seek to incorporate traditional building features. Important existing features such as stone walls, where they are essential components of the village character, should be retained.**
  - c) **Developers should demonstrate how their proposals contribute to the village character.**
  - d) **The setting of the centre of the village and its buildings should be preserved.**
  - e) **The height, size, scale and massing of buildings and plot width and form should respect those surrounding the development.**
  - f) **Choice of materials reflect the character of the village. This includes ground surface, roofing materials and external walls.**
- 5. Tree cover and hedgerow planting will be required to preserve the rural character of Dilwyn and existing trees retained unless they are assessed to be of no value. Tree planting shall comprise essential components of all but minor development schemes. Notable trees should be protected by Tree Preservation Orders. Trees planted as a consequence of any scheme that die should be replaced. Hedgerows must support the historic pattern of the village setting and development should not result in their removal unless essential, with compensatory measures undertaken in such instances. The use of traditional hedgerow species will be required.**
- 6. Street furniture, signage and external lighting should be minimal, consistent and appropriate to the village character.**
- 7. Measures to address any unattractive area will be promoted and supported.**

- Community input - Dilwyn Questionnaire, especially question 1,11 & 13.
- Supporting Objectives 1 and 4.
- Supports Herefordshire Local Plan Core Strategy Policies LD4 and SD1.

6.5 There is a duty upon the Local Planning Authority to conserve or enhance the character or appearance of Dilwyn Conservation Area. This duty would include consideration of proposals outside the Conservation Area where it might affect its setting. Herefordshire Council has produced a draft conservation area appraisal which has been used to inform guidance in this NDP and should be used to inform decisions upon proposals for development. Appendix 1 provides more detail about the character and appearance of the Conservation Area. The preparation of this NDP has identified a set of requirements supported by statements which should assist with this duty. Developers are encouraged to submit heritage impact statements with their proposals to show how the character and appearance of the Conservation Area has been taken into account using the guidance provided in this NDP and other relevant information and investigations where appropriate.

## Map 2. Location of Important Views

### Vistas and Serial Views through the Village Centre



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## **Policy DW9: Foul and Storm Water Drainage and Flooding**

**For developments within Dilwyn village, developers should show, through appropriate evidence, that foul and storm water drainage can be accommodated without causing pollution or flooding to other properties and land. In addressing the management of drainage, developers should ensure any proposed scheme that meets the above requirement is fully implemented before development is brought into use. Developers should utilise or contribute to sustainable drainage systems (SUDs) and wet systems where this is practicable, including measures to support biodiversity.**

**Developers should demonstrate that their proposals will not overload the sewerage system and development which would result in the capacity of the Dilwyn Common's Waste Water Treatment Works and its contributory pipe network being exceeded will not be permitted.**

**Where there are constraints upon development because of on the sewerage system developers may:**

- a) work with Welsh Water to fund appropriate upgrades to the sewerage system; or**
- b) provide alternative arrangements for the discharge and treatment of foul water**

**Works to upgrade the quality and capacity of the Waste Water Treatment Works and contributory pipe network will be supported where they are required by DCWW and are on a scale to meet the level of development set out in this Plan.**

**Where appropriate, new development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development will not be permitted in areas identified as flood zone 3.**

- Community input - Dilwyn Questionnaire, especially question 25; local knowledge of storm water flooding and pollution.
- Supporting Objectives 1 and 2.
- Supports Herefordshire Local Plan Core Strategy Policies SD3 and SD4.

6.6 Developers should present clear technical evidence to show that their proposals will not create any problems in terms of both flooding and pollution from waste water. Where drainage measures are brought forward, these can contribute towards biodiversity and may include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs. Although Herefordshire Council has undertaken a Strategic

Flood Risk assessment, the Environment Agency advises that this evidence base did not extend to Rural Parishes at the neighbourhood plan level, so it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. There are areas within the Parish that fall within flood risk zones 2 and 3. However, most new development is expected to take place within Dilwyn village in areas falling outside these flood risk areas although it is recognised that there is a high water-table, and this has resulted in storm water flooding and pollution in association with Tippetts Brook.

## **Policy DW10: Protection of Local Green Space**

**The following local green spaces will be protected because of their beauty, historic value, recreational value or other special significance to the local community:**

- 1. Village Green in the village centre.**
- 2. Court Orchard adjacent to Castle Mound.**
- 3. Bank Top Orchard.**
- 4. St Mary's School playing field.**
- 5. St Mary's Churchyard.**
- 6. St Marys Cemetery.**

**Proposals for any developments on these sites will be resisted unless they are directly related to the retention or management of the green space.**

- Community input - Dilwyn Questionnaire, especially question 14
- Supporting Objectives 1,4 & 5
- Supports Herefordshire Local Plan Core Strategy Policies OS3, LD3 and LD4

6.7 The Village Green, Court Orchard, Bank Top Orchard and the School Playing Field are important to the character of the conservation area and village more generally, including representing its historical development. In addition, the Local Green Spaces are important for the following other reasons:

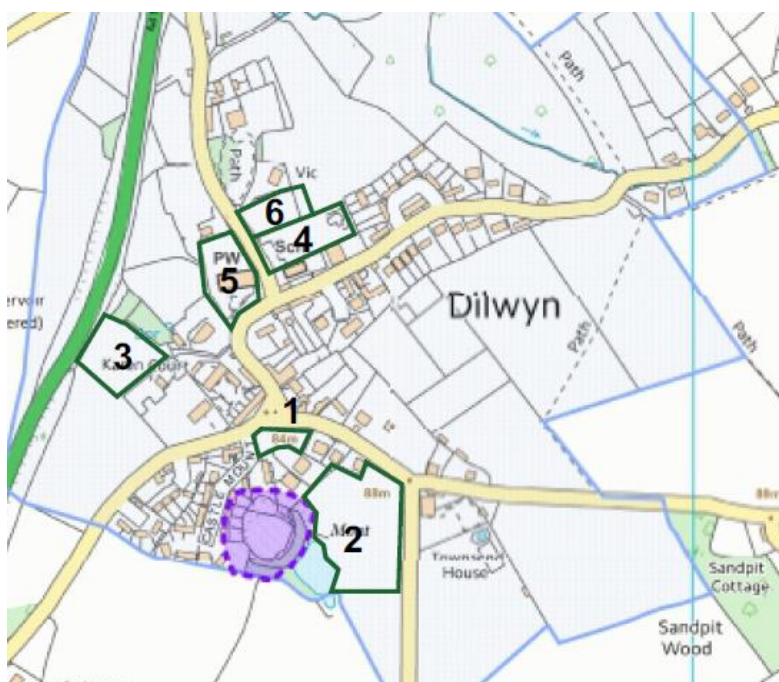
- The Village Green serves as an informal green space of considerable amenity and recreational value and is used for community events located at the heart of the village.
- Court Orchard is the field adjacent to Castle mound. The orchard has a HER Number SMR No. 53768 and is identified as 'a small earthwork forming a possible small moated site, sub-square' and hence of archaeological interest. In addition, it overlooks Dilwyn Castle Moated Mound Scheduled Ancient Monument and associated fish ponds, forming part of that monument's historical setting reflecting the strong connection of the Castle and its associated fish ponds with the agricultural community that was understood to form the surrounding settlement.
- Bank Top Orchard has a public right of way running across it offering special aerial views of Village. The Great House and its important outbuildings



comprising a barn and granary sit beneath this space and it contributes an important backdrop to the setting of this Listed Building.

- The school playing field was bequeathed to the school in 1845. However, over the years it has passed to the Church. It is currently leased to the school. It has a play area and is a main focal point for local community activities, including village fetes and shows, as well as for recreation for the wider village.
- St Mary's Churchyard is important to the setting of the Church and represents the village's historical development.
- St Mary's Cemetery sits opposite to the Churchyard and contributes towards the approach to the village and the settings of surrounding historic buildings. Land obtained for its extension has been included.

### Map 3. Location of Local Green Space



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## Policy DW11: Design and Appearance

**New development, including alterations or extensions to buildings, will be required to achieve good standards and variety of architecture and design particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the rural area. This will be achieved by requiring development to:**

- respect the character of the development's surroundings by adopting a design approach utilising a range of materials and architectural styles, and incorporating appropriate locally distinctive features;**



- b) with regard to new innovative design or features, these will not necessarily be resisted but should be of high quality and fit sensitively within the area concerned;**
- c) respect the scale, density and character of existing properties in the vicinity;**
- d) avoid the subdivision of gardens where this would result in an uncharacteristic form of development;**
- e) provide sufficient space for each property to maintain a functioning garden;**
- f) protect the amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses;**
- g) where there is good reason to believe that contamination of land may exist on any site, including through agricultural processes, ensure an assessment is carried out to establish the extent and nature of the contamination, and effective measures taken to ensure potential occupiers, and the wider environment, are not put at unacceptable risk;**
- h) ensure there is no net loss of biodiversity by preserving existing trees, boundary hedges, ponds, orchards and hedgerows and, should there be any losses of such features, offsetting for this loss. In addition, the natural assets of the parish should be added to where opportunities are available;**
- i) ensure that planned parking arrangements are an integral part of the overall design whenever possible;**
- j) devise as pedestrian-friendly an environment as possible, with particular regard for those with pushchairs, in a wheelchair, walking with aids or using mobility scooters**

**Development proposals should, where appropriate, contain a co-ordinated package of design measures to produce as low a carbon-footprint as possible.**

- Community input - Dilwyn Questionnaire, especially questions 1 and 9.
- Supporting Objectives 1,5 and 6.
- Supports Herefordshire Local Plan Core Strategy Policies MT1, LD2 and SD1.

6.8 There is increasing recognition that design is important to ensure not only that new development fits sensitively with their surroundings but also contributes towards the health and well-being of the community. This policy expands upon Herefordshire Core Strategy policy SD1 relating to sustainable design as well as a number of other features. Design should especially take into account the form and character of the settlement or rural area within which it is to be located. The provisions and protection of gardens is considered important within this rural area where there is limited play space for very young children and the need to provide for family amenities. Such gardens can also contribute towards biodiversity and green infrastructure. Design requirements in terms of highways, parking and the promotion of active travel, however limited the opportunities are, need to be incorporated into the overall design of sites at the initial stages in order that they are sensitively accommodated within the local environment. This policy will also apply to proposals for alterations and extension to dwellings.

## 7 Supporting and Encouraging Business

- 7.1 Herefordshire Local Plan Core Strategy contains a range of economic development policies that are considered relevant to Dilwyn Parish. The emphasis in this NDP is to promote for enterprise within the Parish is to support and encourage the development of small and home-based businesses, tourism and agricultural diversification. The community also wishes to play its part in contributing towards renewable and low carbon energy generation where this is consistent with its overall environment.

### Policy DW12: Small and Home-based businesses

**Development proposals for small and home-based enterprises requiring planning permission, including:**

- i) the erection of an extension to a property, or a new building or use of an existing building, all within the curtilage of the dwelling; and**
- ii) live/work units, including through conversion of rural buildings;**

**will be encouraged where they:**

- a) respect the scale, setting and nature of the area in which they are located;**
- b) have no adverse effects on residential amenity of adjoining properties, including from traffic generation, parking, noise, smell or light pollution;**
- c) with regard to live/work units outside of settlements, utilise a brownfield site;**
- d) again, with regard to live/work units outside of settlements, do not involve greenfield sites unless they are for a rural enterprise.**

- Community input - Dilwyn Questionnaire, especially question 17.
- Supporting Objective 3.
- Supports Herefordshire Local Plan Core Strategy Policies SS5, RA5, RA6, E1 and E3.

- 7.2 Herefordshire Local Plan Core Strategy policy E3, in particular, promotes home working subject to a number of criteria. This policy is similar but recognises the rural nature of the parish in that greater flexibility in terms of scale can be afforded given dwellings may have larger curtilages and outbuildings offering potential for extensions, conversions and even new build. Herefordshire Local Plan Core Strategy policy SS5 promotes of live/work units, adaptive design of residential development and the provision of high speed broadband.

- 7.3 The purpose of this NDP policy is to provide a comprehensive approach to promoting small scale rural enterprises and employment at the lowest level which is considered

most appropriate to the scale of the Parish. It is consistent with Herefordshire Local Plan Core Strategy which includes policy RA5 which permits the re-use of redundant or disused rural buildings for business, enterprise, live-work units and other economic and social enterprises; policy RA6 supports employment generating proposals that diversify the rural economy including agricultural diversification, tourism, small scale extensions to businesses, and rural services and facilities; and policy E1 encourages the enhancement of employment provision through extensions and existing business diversification where this is appropriate in terms of connectivity, scale, design and size including the promotion of live/work units.

## **Policy DW13: Rural Enterprises, Diversification and Tourism**

**In determining whether proposals for expansion of existing and the creation of new rural businesses, diversification or tourism are suitable in terms of scale and character of the Parish, proposals should:**

- 1. Not adversely affect the residential amenity of nearby dwellings;**
- 2. Be compatible with the beauty, amenity, scale and character of the landscape within which they are to be located, respecting landscape character, visual appearance of the surrounding countryside, and avoiding the introduction of alien features into the landscape;**
- 3. Ensure any new buildings are of appropriate scale to the location and, where appropriate, sited in or adjacent to an existing group of buildings, be compatible in design and materials, and blend sensitively into the landscape;**
- 4. Fully screen any external storage, parking and ancillary uses.**
- 5. Safeguard the character and landscape setting of the Dilwyn village and the Parish's heritage and natural assets;**
- 6. Re-use or adapt existing rural buildings where these are available.**
- 7. Not result in the loss of the best and most versatile agricultural land.**
- 8. Generate traffic within the capacity of the local highway network and without adversely affecting the amenity of residents and the beauty and amenity of the landscape and its important features;**
- 9. Ensure there is no potential adverse effects upon the local water ways including Tippets Brook and Stretford Brook.**
- 10. Ensure there is no risk of increasing light, sound and air pollution or adversely affecting biodiversity.**
- 11. Potential polluting effects of any enterprise should be fully mitigated, and where they cannot, permission will be refused.**

**Measures to enhance biodiversity should be included in any mitigation works addressing the landscape element of scale. With regard to the conversion of rural buildings, proposals should address the full site comprehensively, and retain or enhance their character in order to contribute positively to the landscape. The reuse of brownfield sites for employment uses will be encouraged where the above criteria can be met.**

- Community input - Dilwyn Questionnaire, especially questions 15, 17 and 18.
- Supporting Objective 3.

- Supports Herefordshire Local Plan Core Strategy Policies SS5, RA5, RA6, E1 to E4.

- 7.4 The NDP also proposes to offer flexibility to encourage larger enterprises where these can be accommodated without unduly harming the character and environment of the Parish, including the capacity of its road network. There should, nevertheless be a strong emphasis upon scale of the proposal, after which expansion ought to be directed to larger centres. This policy sets the basis for determining when an economic development proposal is in scale with the rural character of the Parish. It must be acknowledged that there are limits to the capacity of both the landscape and the highway network. This policy applies to appropriate rural businesses, including tourism. Tourism has the potential to provide local employment and support diversification within the rural economy. The criteria within the policy seek to encourage positive proposals while ensuring that they do not have direct or indirect detrimental effects upon the structure of the local economy as a whole.
- 7.5 Historically farming has been the key industry in the parish and is important to its landscape and character. The farms within Dilwyn are a combination of cider fruit, chicken units, livestock and arable. Some of the farms do employ staff, but many now rely on contractors. Within the parish there are around 10 farms and many of these are family businesses. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, and some farm buildings have now been converted to other uses. Diversification of appropriate scale would support both the local economy and landscape character. An example of this is Tyrrells Crisps which is located close to Dilwyn village and has grown from a small potato business to a multi-national brand. Development arising from its growth has taken place sensitively and in an appropriate location, providing an excellent example of diversification within the rural economy.

## **POLICY DW14: Promotion of High-Speed Broadband and Telecommunications**

**Development providing infrastructure to support high-speed broadband, mobile communications and any other communications systems, current or future, which respect the scale, setting and nature of the area in which they are located, will be encouraged where they have no adverse effects on residential and general amenity.**

**New development should include infrastructure to enable ease of connection with any mains broadband infrastructure.**

- Community input - Dilwyn Questionnaire, especially question 16.
- Supporting Objectives 2 and 3.
- Supports Herefordshire Local Plan Core Strategy Policies SS5.

- 7.6 Herefordshire Council is rolling out a programme for the provision of high-speed broadband across the County and the current limitations in provision are seen as a constraint upon local economic development. Similarly, there is poor mobile telephone reception. An approach which positively encourages the

provision of improved infrastructure to enable the speedy roll-out of superfast broadband is recognised as important. Given the level of self-employment and promotion of working from home set out in this NDP, it is important that new housing development makes provision to connect easily to broadband infrastructure. In addition to promoting high quality remote employment opportunities, there may be benefits in terms of reduction in vehicle movements.

## **Policy DW15: Renewable and Low Carbon Energy**

### **Renewable or low carbon energy proposals will be encouraged where:**

- a) they comprise small-scale operations serving individual or local community needs;**
- b) they will not adversely affect landscape character or features;**
- c) they respect the rural and/or settlement character;**
- d) they do not adversely affect heritage assets such as archaeological sites and historic buildings, including their settings;**
- e) they will not adversely affect biodiversity, especially features that contribute towards the local ecological network;**
- f) local and residential amenity is protected;**
- g) any traffic that is generated can be accommodated safely upon the local road network;**
- h) with regard to community projects, their scale reflects the community's needs; and**

- Supporting Objectives 2 and 5.
- Supports Herefordshire Local Plan Core Strategy Policies SD2.

7.7 The need to contribute towards tackling climate change is accepted where this involves certain types of individual and community scale schemes, especially energy generation from solar panels. Community led schemes that fit sensitively into the landscape and do not adversely affect other environmental features or residential amenity may ensure the Parish makes contribution to the need to increase renewable and low carbon energy generation. Herefordshire Core Strategy policy SD2 requires proposals for wind turbines to receive local backing. In terms of local opinion, it is considered unlikely that wind turbine proposals would receive a positive response.

## **8 Retaining and Enhancing Community Facilities**

8.1 The sense of community is important within Dilwyn Parish and this is reflected in the support given to its community facilities. The community has recently been involved in successful efforts to ensure the continued survival of both the village school and The Crown Inn. Thus, in 2012 Dilwyn Parish Council was able to buy the pub (via a public works loan) and since January 2013 the school has been running as a thriving Free School.



## **Policy DW16: Protection and Enhancement of Community Facilities and Services**

**The following existing community facilities and services shall be retained and protected, including from development that might restrict unnecessarily their current use, unless alternative provision is made in accordance with this policy:**

- **St. Mary's Church of England Primary School**
- **Village Green**
- **Village Hall**
- **The Crown Inn**
- **St. Mary's Church and churchyard**
- **Play Area adjacent to the Primary School**

**There should be no loss of amenity and other areas of open space and small landscaped areas serving small residential estates.**

**Proposals to enhance existing, replace or provide new or additional community facilities and services within the Parish will be supported where:**

- a) they fit within the rural setting and do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties;**
- b) they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads;**
- c) access and off-street parking can be satisfactorily provided where required without harming existing residential and other uses; and**
- d) they include measures that encourage and promote active travel to and from the facility.**

**Development that would enhance their viability and aid retention, will be supported where possible in accordance with the above criteria. The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.**

- Community input - Dilwyn Questionnaire, especially questions 19, 20 and 21.
- Supporting Objectives 2 and 5.
- Supports Herefordshire Local Plan Core Strategy Policies SS5, SC1 and OS3.

8.2 Although limited in extent, existing facilities and services are well used by the community and their retention is important. It is possible that new development in close proximity might restrict their use and should be avoided. The need for further provision or improvements cannot be discounted in order to accommodate the anticipated growth. Similarly, there is little open space serving local needs within the village but where they are available they contribute to residential the amenity. They

should be retained and enhanced, and measures used to ensure they serve their intended purpose and do not, for example, become areas for informal parking. This policy sets out important requirements that would ensure improvements are undertaken without adversely affecting neighbouring properties and address key highway issues. The policy also encourages developments that might increase viability of existing facilities, for example through diversification. The community would not wish to see the loss of its facilities, including its public house unless there is clear evidence that it is no longer viable, taking into account the flexibility offered through this policy.

- 8.3 The Crown Inn site is one of Dilwyn's community assets. It occupies a core position in the centre of the village and represents both a vital service and a visual enhancement to the community. In addition, it represents a significant investment by the community. It is hoped to further develop the Crown Hub to provide additional community/commercial enterprises in the future.

## **Policy DW17: Contributions to Community Facilities**

**Where appropriate, new development within Dilwyn Parish could contribute towards necessary community infrastructure to address the demands that such development places on the area and to support the social dimension of sustainable development. Contributions could be made through Section 106 Agreements, Community Infrastructure Levy (CIL) or other developer contribution mechanisms that may be available during the period of the NDP.**

- Community input - Dilwyn Questionnaire, especially questions 19, 20 and 21.
- Supporting Objectives 2 and 5.
- Supports Herefordshire Local Plan Core Strategy Policies SS5, SC1 and OS3.

- 8.4 Provision, improvement and maintenance of community facilities is important to promoting community spirit and involvement. Increasing demands resulting from growth will put pressure upon existing facilities, requiring their enhancement and improvement to ensure continued contribution to community cohesion. Enhancement of community services will also, over the life of this plan, reduce the need to travel to services outside the village while providing some necessary facilities to increase community involvement. Herefordshire Council intends to introduce a charging system for the Community Infrastructure Levy during the Plan Period. Currently it operates a system for related payments through Planning Obligations. Contributions should be made towards their improvement either through the CIL process, when this come into operation, or in accordance with sections 3.4 and 3.9 of Herefordshire Council's Supplementary Planning Document on Planning Obligations, in particular, paragraphs 3.4.8. and 3.9.12. The Parish Council will use the contribution it receives from either of these primarily to ensure its existing facilities are improved, maintained or capable of meeting increased pressures in accordance with the legislative requirements. Herefordshire Council should seek advice from the Parish Council upon what contributions are needed towards local community facilities and infrastructure at the time any relevant planning application is made. The Parish Council will maintain a list of projects that might be funded through this potential source and others, which it will review from time to time.

## 9 Promoting Sustainable Transport

- 9.1 Herefordshire Council is responsible for roads and footpaths within the Parish. The A4112 passes through the Parish just to the north of Dilwyn village. There are limited lengths of footpaths within the village close to its centre. There are few public rights of way within the Parish and only 4 connect to the village. Dilwyn is on a public transport route that is infrequent and links the Parish to Hereford and Leominster.

### Policy DW18: Traffic Measures within the Parish

**Dilwyn Parish Council will work with Herefordshire Council and developers to bring forward improvements to benefit pedestrian and cycle safety, endeavour to ensure safer access to local amenities, increase transport choices and reduce the impact of vehicles resulting from development upon its residents. Development proposals should, where possible and appropriate, propose positive measures to address the problems caused by vehicles through:**

- a) **introducing traffic calming measures on entry to Dilwyn village;**
- b) **ensuring the safety of pedestrians from the effects of vehicles passing through the village; and**
- c) **promoting walking, cycling and the use of public/community transport, especially where this will assist in encouraging walking and cycling to school.**

**The introduction of any agreed measures should take place progressively during the Plan Period in association with Herefordshire Council and include utilising developer contributions resulting from development within the NDP area.**

- Community input - Dilwyn Questionnaire, especially questions 24, 25 and 26.
- Supporting Objective 6.
- Supports Herefordshire Local Plan Core Strategy Policies SS4 and MT1.

- 9.2 This policy seeks to enable measures to address the problems associated with traffic within the parish, especially within Dilwyn village where new development has to be accommodated. The need to calm traffic at its entry points to the village is important to improve road safety, especially for pedestrians, given the limited presence of public footpaths and the promotion of the benefits for children to walk to school. The introduction of a 20-mph speed limit would be supported within the main village core where the main concentration of facilities exists. The policy also supports Herefordshire Council's desire to offer greater transport choices in accordance with Herefordshire Local Plan Core Strategy policy SS4, although it remains to be seen whether such measures are practicable within such a rural parish. Some of the community recognise the benefits of providing for cyclists but the opportunity to contribute towards a beneficial and sufficiently comprehensive scheme is considered unlikely to be available.

## Policy DW19: Highway Design Requirements

Where development proposals are advanced, these should ensure:

- a) **the safety of pedestrians and of cyclists is protected and enhanced where possible, especially where there are no public footpaths or cycleways;**
- b) **there is safe access onto and from the adjacent roads. New accesses on the A4112 should be avoided;**
- c) **proposals should not lead to a significant increase in speed or the volume of traffic travelling on roads that do not have sufficient capacity;**
- d) **the amenity of residents is not adversely affected by traffic;**
- e) **proposals should not result in indiscriminate or on-street parking but should provide adequate off-street parking, including cycle parking provision and storage facilities, in accordance with Herefordshire Council's parking standards, and preferably address the reduction of any on-street parking problems that may exist within the vicinity;**
- f) **internal road layouts should comply with Herefordshire Council's Design Guide for New Development and ensure the safety of pedestrians, cyclists and of children in areas designed and located for their play. The requirements of service vehicles such as refuse lorries, should be accommodated; and**
- g) **the nature of the development does not lead to pressure for the provision of street lighting where this is not currently present within the area concerned.**

- Community input - Dilwyn Questionnaire, especially questions 24 and 25.
- Supporting Objective 6.
- Supports Herefordshire Local Plan Core Strategy Policy MT1.

9.3 With the need to accommodate further development, it is essential that the highway requirements in terms of safety are met in order that the network can cope with increases in traffic generated. This applies not only in Dilwyn village where growth is proposed but also elsewhere in the parish. It is also important that local amenity is protected from the impact of traffic. Herefordshire Council utilises appropriate highway standards to ensure that the network can accommodate new development and this policy supports their use, outlining important issues that should be addressed as part of any planning application where traffic is generated. There may be instances where sites require comprehensive treatment of access arrangements to take into account adjacent development where there is a need to minimise the effect on amenity and village character. Appropriate levels of car parking will be required but locations should be screened to reduce any effect on the street scene.

## Policy DW20: Protection and Enhancement of the Public Rights of Way Network

**Development proposals should not detract from the public rights of way network within the parish by diminishing its value in terms of access for walking, access to natural green space and important views.**

**Where existing rights of way may be affected by proposals for development, any proposed alternative route should be at least of equal utility value and be as satisfactory as the existing right of way. Any new route should be dedicated as a public right of way and provide improvement to existing routes or provide new sustainable walking routes to village facilities.**

**Proposals to enhance the public right of way network will be supported, particularly where they lead to increased access for walkers and horse riders, without harming the quiet enjoyment of other users.**



- Community input - Dilwyn Questionnaire, especially questions 24. Dilwyn Parish Plan.
- Supporting Objective 6.
- Supports Herefordshire Local Plan Core Strategy Policy SS4 and MT1.

9.4 Dilwyn's limited number of footpaths are on the whole marked and well used. They form an important network linking the village to outlying hamlets. Over 60% of responses on the Dilwyn Questionnaire shows that villagers seek these rights of way to be clearly marked and access to be kept clear. The rights of way encourage walking and the mental wellbeing of the village residents, and they support tourism. There is a long-term ambition to create a circular footpath making the local network more useful through joining up those that exist through negotiating permissive paths. Another long-term ambition is to create a surfaced footpath link to Weobley and this might include a cycleway. Map 2 identifies those views within and close to Dilwyn village which are most likely to be affected by development pressures. Important views elsewhere should be judged according to their contribution to the 'Principle Settled Farmlands' landscape type defined in Herefordshire Council's Landscape Character Assessment.

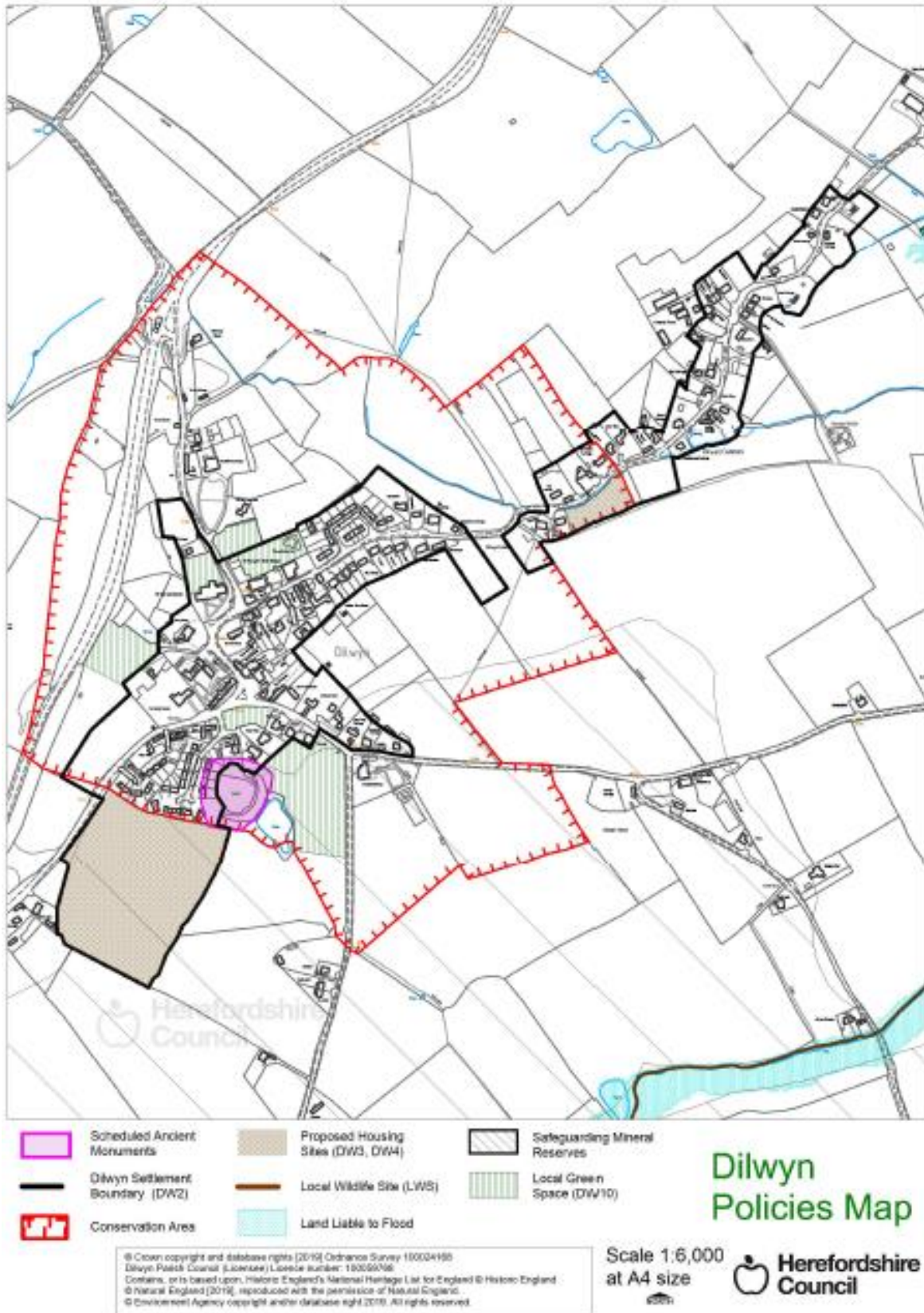
## 10 Delivering the Plan

- 10.1 Landowners and developers will deliver most of the proposals that are promoted through policies in this NDP.
- 10.2 Herefordshire Council as the local planning authority will determine planning applications for development within the parish. Such determinations should be in accordance with this NDP.



- 10.3 While the local planning authority will be responsible for development management, Dilwyn Parish Council will also use this NDP as the basis for making its representations on planning applications. The Parish Council will publicise those planning applications that are not covered by policies in this NDP. They will also publicise those planning applications that although covered by general policies, contain matters of detail which are considered important. In both instances and where necessary, Herefordshire Council will be asked to extend the time within which responses are required so that publicity can be given before the Parish Council considers the particular application.
- 10.4 Herefordshire Council is required to monitor the achievement of its targets for a range of development types including whether sites are coming forward for development to meet its strategy set out in Herefordshire Local Plan Core Strategy. The Parish Council will also monitor the effectiveness of the approach it has taken to the various issues covered in the NDP policies. This will be done through its annual report. That report will indicate:
- i. The number of dwellings granted planning permission within the parish, including a running total covering the Plan Period;
  - ii. A list of planning applications for other matters received during the year indicating whether they are covered by policies in this NDP, the Parish Council's representations made, and whether they have been determined in accordance with the NDP.
- 10.5 It is anticipated that a review of the NDP will be needed, most likely when Herefordshire Core Strategy is also reviewed. In the unlikely situation that the strategy and approach in relation to housing does not deliver the level of housing required to meet the target for the parish, discussions will take place with Herefordshire Council upon whether an early review is necessary. Regardless of external pressures, Dilwyn Parish Council will undertake a review of the NDP at least every 5 years to ensure that it remains current and relevant to targets and community need.
- 10.6 Where appropriate, the Parish Council will establish working groups to support initiatives raised by the Council or parishioners. For initiatives that have adequate support, the Parish Council will advertise and support action to further NDP initiatives. Any parishioners with specific proposals should initially contact the Parish Clerk so that the item can be discussed by the Council who will aid its progress where possible within the framework of the NDP's objectives.

## Map 4. Dilwyn Village Policies Map



# Appendix 1: Dilwyn Conservation Area Characterisation and List of Heritage Assets

## Dilwyn Conservation Area Broad Character Areas

A1.1 The following characterisation<sup>11</sup> has been undertaken in accordance with good practice related to neighbourhood plans produced by Heritage England<sup>12</sup>. This should inform decisions to ensure they consider the character and form of Dilwyn village, especially given its historic origins. Diagram A.1 indicates the relevant character areas into which the village conservation area and its fringes can be defined showing its importance, particularly its historic centre around the village green and the setting of the Parish Church of St Marys. This represents the cultural landscape of the village comprising its historic settlement, enclosure and land use<sup>13</sup>. Dilwyn Conservation Area can be divided into 6 broad character areas, including some peripheral elements that contribute towards its character and appearance.

### A1.2 Village Core

This area is characterised through a sense of enclosure surrounding a more open area at the crossroads and centre of the village where buildings are set close together on the north-west and north-east sides. The village green on the south side is a most important open space bordered by mature trees and is a focal point of the village. In addition, further north close to the parish church, however, the churchyard, graveyard and the gardens of Church Cottage also create a more open environment together with the school playing field. There is a feeling of enclosure once more on looking east along the Dilwyn Common Road where buildings crowd its edge but with a variable skyline along its south side. The church occupies an imposing position on a terraced slope with its retaining wall overlooking the central area of the village. Earthworks near the southern end of the conservation area mark the location of a ringwork castle, previously identified as a moated mound (Scheduled Monument).

The character of the Conservation Area is also defined by a cluster of 17<sup>th</sup> Century 'black and white' timber-framed buildings centred on the village green set within the 'timeless' agricultural landscape. The size and plan form of the village core has remained remarkably constant over the course of several hundred years, however, there have been significant recent changes in the appearance and use of many of the buildings. Most residential buildings have individual gardens, many to the front and rear. A notable exception is the housing development (Karen Court) in the centre of Dilwyn where the small landscaped gardens appear to be communal.

On the south side of this part of the Conservation Area are the earthwork remains of the castle bailey and the site of a fishpond surrounded to the west by a dense cover

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<sup>11</sup> Approach based upon English Heritage advocacy of Rapid Townscape Assessments.

<sup>12</sup> English Heritage - [http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>

<sup>13</sup> Natural England - <http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019>

of trees and bushes. The moated mound on the south side of the village is now identified as a medieval ringwork castle.

### **A1.3 South-eastern approaches**

On the south-east side of the Conservation Area the land rises as you exit the village along Venmore Lane and the agricultural setting of the village is evident through the presence of a number of large fields that include arable, grazing and some orchards. These have mature hedges that form field boundaries and solitary mature trees mark the position of former field boundaries. Townsend House, a Listed Building, its associated railings and retaining wall, also Listed in its own right, and ancillary buildings, sit on the corner with Fields Place Lane. This relatively isolated building and landscape with the ha-ha provide produce a park-like character at the village entrance begin to descend into its core area.

### **A1.4 Western approach and edge**

On the west side of the conservation area is an area of former arable land bisected by the A4112 bypass. On the village side between the bypass and lanes leading out towards it, the land slopes relatively steeply and is made up of small fields and paddocks with mature hedges and trees. To the south of Castle Mount there is now one large field where the land is relatively flat and used as pasture and although it lies outside of the Conservation Area boundary, it does abut the Moated Castle Mound Scheduled Monument and Core Area. Mature trees are a prominent feature that are particularly abundant on the steep north-western slopes. A number of small yet compact residential developments have taken place just within the Conservation Area since its designation in the vicinity of the castle earthwork, reflecting the density of the adjacent core area.

### **A1.5 Northern approach**

The approach from the north is characterised by its relatively steep descent along a narrow lane, with steeply sloping land containing small paddocks on the west side edged by mature trees and high hedgerows. Although there are a small number of way-side cottages on the east side, the effect is one of a tunnelled green lane.

### **A1.6 20<sup>th</sup> Century development**

On the east side of Dilwyn, in an area of former glebe land on the north side of the Dilwyn Common road, there is a small 20<sup>th</sup> Century housing estate on a crescent. The estate consists of two-storey painted brick semi-detached and terraced houses, of local authority housing style, with front and rear gardens. On the south side of the road is a more recent linear development of detached houses set on larger plots.

### **A1.7 Dilwyn Common and Green Wedge between the settlement areas.**

Only a limited part of the settlement area defined as Dilwyn Common falls within the Conservation Area and this comprises a small number of traditional dwellings on the north side of the lane intermingled with a similar number of modern dwellings both infilling between them and on the opposite side. It is separated from the main village by a green wedge. Development does not currently extend to any depth back from the road although recently planning permission has been granted upon a site at the

west end of this character area on the south side within the green wedge that will alter this characteristic to some extent although maintain an element of the green corridor between the two parts of the settlement through a proposed small orchard area.

- A1.8 No areas have been identified that are in need of notable enhancement measures that might be achieved through development. The Historic Environment Record (HER) was interrogated to identify any known heritage assets.

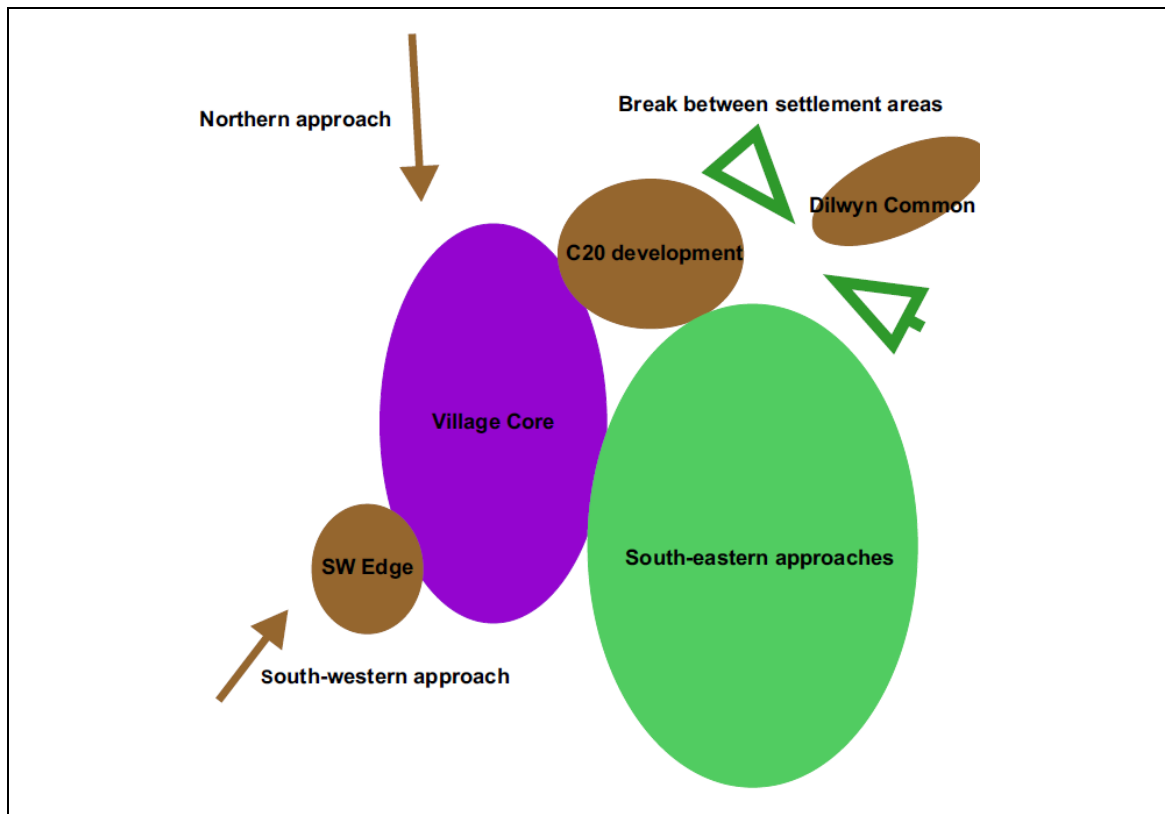


Diagram A.1: Characterisation of Dilwyn Village Defining its Character Areas

## List of Heritage Assets

### A1.9 Scheduled Monuments

- Dovecote at Luntley court
- Moated mound south of Church.

### A1.10 Listed Buildings

#### Grade 1

- Church of St Mary



## Grade 2\*

- Luntley Court
- Swanstone Court and Attached Outbuildings and Hop Kiln

## Grade 2

- 1-8, Karen Court
- 10, Karen Court
- 11, Karen Court
- 13, 14 and 15, Karen Court
- 16, 18 and 19, Karen Court
- Barn About 75 Metres East of Luntley Court
- Barn and Cowhouse About 50 Metres North West of Henwood
- Bidney Farmhouse
- Church Cottage
- Cowhouse About 20 Metres North of Luntley Court
- Dilwyn Voluntary Contribution School
- Dovecote About 20 Metres West of Bidney Farmhouse
- Dovecote About 30 Metres North West of Luntley Court
- Dovecote About 5 Metres South of the Lower Hurst
- Dunwood Farmhouse and Attached Granary
- East Barn at Hill Top
- Garden Wall, Railings, Gates and Gate Piers to South East of the Great House
- Granary and Stables About 20 Metres East of Luntley Court
- Henwood with Attached Hop Kilns and Stables
- Little Dilwyn
- Little Dilwyn Farmhouse
- Lower Chadnor
- Lynwood Wren Cottage
- Pitch Cottage
- Pitch Farmhouse
- Railings and Retaining Wall to West of Townsend House
- School House
- Stocking House
- The Browns
- The Great House
- The Old Forge
- Townsend House
- Upper Dewell
- Yew Tree Cottage

### A1.11 Locally Important Buildings

- Perrymead, 16<sup>th</sup> or 17<sup>th</sup> Century house, two storeys, timber-framed refaced in brick under tile roof, heightened, altered and added to;
- The Old Police Station, possibly 17<sup>th</sup> Century, two storeys, timber-framed refaced in brick (18<sup>th</sup> or 19<sup>th</sup> Century) under tiled roof, much altered, front door replaced by window, plastic replacement windows;
- The Red House, 18<sup>th</sup> or early 19<sup>th</sup> Century house, Georgian style, two storeys,

- brick under hipped slate roof, sash windows, central door case with wooden porch;
- Woodstock Cottage, possibly 17<sup>th</sup> Century, two storeys, timber-framed, painted black and white;
  - Tan House, 17<sup>th</sup> Century house, two storeys, cross-wing at west end (T-plan) timber-framed, refaced in brick, timber frame exposed on east gable, an original bay window with diamond-shaped mullions and transoms on north side;
  - Crown Inn, 17<sup>th</sup> Century, two storeys, timber-framed, re-fronted and rendered under hipped slate roof, central door case;
  - Outbuilding east the Crown Inn, possibly a 19<sup>th</sup> Century brewhouse, sandstone rubble with brick dressings under slate roof, gabled loft doorway above central door at front elevation;
  - Castle Barn, 17<sup>th</sup> Century barn (now houses), two storeys, timber-framed with rendered infill under tile roof, painted black and white, much altered with porches and windows (20<sup>th</sup> Century);
  - No. 1, The Row (formerly known as The Old Duke's Head Inn), possibly 17<sup>th</sup> Century, two storey building, timber-framed refaced in brick under tiled roof, north gable re-fronted in brick with central door case, two large sash windows on ground floor and one on first floor not in proportion to building, wooden casement windows on east and west elevations, much altered during late 18<sup>th</sup> or 19<sup>th</sup> Century. Adjoining is a row of 19<sup>th</sup> Century, two storey cottages, brick under tile roof, casement windows, small front gardens with wooden fence. Opposite is the high brick wall of the grounds of the Great House (included for group value).
  - Orchard Cottage, possibly 17<sup>th</sup> Century, two-storeys, timber-framed with brick and render infill, painted black and white, sandstone rubble plinth, extended;
  - The Old Parsonage, 19<sup>th</sup> Century house, two storeys, brick under hipped slate roof, sash windows, at front elevation a porch, tripartite windows on ground floor, decorative brickwork (including 'herringbone');
  - Turvey House, possible 17<sup>th</sup> Century, two-storey cottage, timber-framed with brick infill exposed at gable end, re-fronted in brick under slate roof;
  - Turvey Cottage, possibly 17<sup>th</sup> Century, two-storey cottage, timber-framed with brick infill, slate roof, recently altered and extended.

#### A1.12 Historic Farmsteads

	(HER Reference)
• Bearton Farm	31467
• Farm, Field's Place	33780
• The Homme	4691
• Alton Court	4692
• Bidney Farm	4693
• Upper Dewell	4725
• Upper Hurst	4728
• Lower Hurst, N. of Whitehall	41902
• Little Dilwyn Farm	37016
• Perry Ditch Farm	46279
• Pitch Farm	46280

• Boycefield Farm (Boysfield Farm)	46281
• Henwood (Henwood Farm)	46282
• The Venmore (Venmore Farm)	46283
• Fields Place (Field's Place)	46284
• Lower Chadnor	46285
• Stocking	46286
• The Browns	46287
• Upper Chadnor	46288
• Dunwood	46289
• Upper Haven Farm,	46290
• Lower Haven & New House (Lower Haven)	46291
• Hill Top	46292
• The White House (Dog Kennel Farm)	46293
• Lower Dewell	46294
• Newton Court	46295
• Lower Newton,	46296
• Swanstone Court	6315

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