

Dilwyn Neighbourhood Development Plan 2011-2031

Meeting Housing Need and Site Assessment Report

June 2018



On behalf of Dilwyn Neighbourhood Plan Steering Group

Data Orchard, Lower House Business Park, Hereford HR4 7LR
Company no. 8674626

Version Control

Date	Version	Tasks	Author
10/4/18	V1	Production of first draft for Steering Group	WB
6/6/18	V2	Map updated; information about previous settlement boundaries added; Executive Summary added	WB

Dilwyn Neighbourhood Development Plan - Housing Land Assessment 2011-2031:

Executive Summary

1. Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounts to 46 dwellings over the period 2011 to 2031. At March 2018, some 15 dwellings had been built, were under construction or had outstanding planning permissions.
2. This leaves a minimum of a further 31 dwellings to be found. There is, however, a need to plan positively for development and the possibility that some sites, or parts thereof, might not come forward within the plan period should be considered.
3. The majority of the minimum number of outstanding dwellings required within the Parish will need to be found in Dilwyn village. There are a number of constraints that affect the village when it comes to determining what sites are most appropriate. These include that a significant part of the village is designated a Conservation Area; the need for safe highway access and pedestrian safety, safeguarding the landscape and village character and setting.
4. Some 27 sites were considered by the Neighbourhood Steering Group. Of these 6 sites were considered not suitable as potential allocations as they were appropriately related to the village. That left 21 sites that were subject to closer scrutiny. There locations are shown in Appendix 3 of the main report.
5. The process of closer scrutiny involved assessing each site against a set of criteria agreed with the NDP Steering Group and then ranking them in order of which may be most appropriate. The sites were divided into three groups according to size which represented what benefits they might deliver.
 - Small sites – up to 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary should they fall within that defined for the village.
 - Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.
 - Large sites - 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.
6. Table 1 below shows the ranking. The number of dwellings indicated is for the purposes of suggesting each site's contribution to the proportional growth requirement and based upon a modest density. Appendix 5 of the main report shows the sites assessed at Stage 2.

Table 1: Ranking of Sites

Rank Order	Large Sites Ref	Number of dwellings	Medium Sites Ref	Number of dwellings	Small Sites Ref	Number of dwellings
1	18A	65	18B	5	18C	1
2	11	35	7A	5	12*	3
3	17	15	10	8	7A*	3
4	16C	30	2	5	10*	3
5	16A	70	12	10	6	2
6	16B	45	7B	8	8	4
7	16D	45	7C	6	1B	1
8	1A	30	5	8		
9			4	8		

7. The ranking according to size would enable the NDP Steering Group to determine an appropriate mix of sites from a range of options. The larger chosen sites would normally be shown as allocations and the settlement boundary defined to include them. Further minor redrafting of the previous settlement boundary may open up a limited amount of infill/windfall potential although at this time it remains uncertain that such sites would be available and/or suitable.
8. The assessment process also identified matters that might usefully be addressed within policies for each or specific sites to enable development to proceed in a satisfactory manner.

Dilwyn Neighbourhood Development Plan - Housing Land Assessment 2011-2031

Purpose of this Report –

To indicate to Herefordshire Council whether and how Dilwyn Neighbourhood Development Plan can deliver the required minimum number of houses to meet the proportional growth required by Policy RA2 of Herefordshire Local Plan Core Strategy.

1. Introduction

- 1.1 The Neighbourhood Development Plan (NDP) Steering Group worked with Data Orchard consultancy to undertake an assessment of potential housing sites within Dilwyn Parish to determine whether there are sufficient suitable sites to meet Herefordshire Local Plan Core Strategy requirements and which sites, if any, might be proposed as allocations within the NDP.
- 1.2 Herefordshire Council had set a minimum target of 46 houses to be built within the Parish over the period 2011 to 2031, representing proportional growth within the Parish of 14%. The majority of these are to be located within or on the edge of the built-up area of the settlement of Dilwyn. The definition of Dilwyn has varied over time and has both included and excluded the development along Dilwyn Common Lane. For the purposes of this assessment, both the main village area of Dilwyn and Dilwyn Common are considered the settlement within the definition of Local Plan Core Strategy policy RA2 which forms the basis for development outside of Hereford and the County's market towns. This Policy is presented at Appendix 1. At April 2017 there was planning permission outstanding for 9 dwellings and no new houses had been built since 2011. Permissions have been granted for a further 6 dwellings since April 2017 (as at March 2018).
- 1.3 As a consequence of the above a minimum of 31 further dwellings should be provided for through the mechanism of the NDP. The Steering Group had been advised that the approach required is to 'plan positively' to achieve at least this minimum target and to take into account the need for a high level of certainty that at least the minimum requirement will be met.
- 1.4 A 'Call for Sites' during XXXXX resulted in 27 areas of land being submitted for consideration as allocations within the NDP. Members of the Steering Group familiarised themselves with the sites offered.
- 1.5 It was assumed that the process of submitting sites for consideration indicated they were 'available'. The Steering Group, in discussion with its planning consultant, then considered and confirmed the criteria it wished to see used in the assessment of submitted sites to determine whether they were 'suitable'. The Steering Group was concerned to have an impartial assessment undertaken by its consultant.
- 1.6 The process of determining suitability and the most appropriate sites to allocate within the plan involved two stages. Stage 1 included identifying those sites that did not meet

the critical requirement of falling within the terms of Herefordshire Local Plan Core Strategy RA2. This was that sites had to be within or adjacent to the built-up area of the settlement. Some flexibility was adopted to include sites reasonably close to the settlement but not immediately adjacent to its last building. This was to ensure there were sufficient options available in the event that insufficient sites were available that met a stricter interpretation. Appendix 2 lists sites that did not proceed to Stage 2. In all instances this was because they were considered to be sites within the open countryside. This does not mean that housing development upon them would not receive planning permission, but that they would not fall within the remit of being considered through the Neighbourhood Plan. They would be considered through other policies included within Herefordshire Local Plan Core Strategy, including in particular policy RA3. Should they receive planning permission they would count towards any windfall allowance.

1.7 Stage 2 then looked at those sites that met these requirements in greater detail, again to determine whether they were suitable and also to determine which sites would be most appropriate to allocate within the plan. The criteria used in the Stage 2 assessment are set out in Appendix 3. The assessment process ranked the sites in order of suitability, utilising a robust yet proportionate approach. It divided sites into:

- Small sites – up to 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary defined for the settlement.
- Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.
- Large sites - 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.

1.8 A simple rating system was used to show how positively or negatively a site met each of the criteria used.

- | | |
|----|---|
| ++ | Very Positive - Significant benefits/enhancement could be achieved. |
| + | Positive - Some benefits could be achieved. |
| 0 | Development of the site would have a neutral effect or its development is not constrained by the criterion. |
| - | Adverse - Negative effect expected or some constraint limitation. |
| -- | Major Adverse - Very negative effect expected or major constraint limitation. |

2. Summary of Conclusions in relation to Sites

2.1 Appendix 6 summarises the conclusions of the assessment for each site. They have also been ranked in accordance with the outcome of the analysis against each chosen criterion. Table 1 below shows the ranked order of sites, split into the three size categories and the contribution they might make to the required level of housing growth. This is an estimate simply for the purpose of indicating the contribution they

might make towards the required level of proportional housing growth and subsequent numbers may vary when planning applications are made. As a consequence, a modest figure is presented for each site in order to suggest the minimum number the site might accommodate.

Table 1 – Ranked Order of Sites

Rank Order	Large Sites Ref	Number of dwellings	Medium Sites Ref	Number of dwellings	Small Sites Ref	Number of dwellings
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7	16D	45	7C	6	1B	1
8	1A	30	5	8		
9			4	8		

- 2.2 **Large Sites** – The assessment of large sites suggests that only site 18A is a reasonable alternative. Should two large sites be considered necessary, site 11 has a number of potential benefits but further technical studies would be necessary to determine whether it was possible to achieve a suitable access and a thorough approach to determining effects upon heritage assets, including an archaeological assessment. Site 17 has recently been refused planning permission, conflicting with a number of constraints. The remaining sites are also considered to conflict with a number of criteria, including major adverse landscape effects and not being adjacent to the built-up area of the settlement which is a requirement of Core Strategy Policy RA2.
- 2.3 **Medium Sites** – With the exception of Site 2, all of the medium sized sites fall along the lane at Dilwyn Common where the character is one of frontage development sitting as ribbon development. Of those sites along the lane only site 18C is considered consistent with this character. Reduced sites might be considered to avoid development in depth, thereby maintaining its character. The decision would then be how far along the land ribbon development might extend. Site 2 is currently an orchard which is an important biodiversity habitat.
- 2.4 **Small Sites** - These sites would not normally form the basis for allocations but be considered in terms of whether they would fall within a reasonably defined settlement boundary. The assessment of small sites includes 3 along Dilwyn Common Lane that are smaller parcels of larger medium sized sites where this would better fit in with its frontage development character referred to in paragraph 2.3. Site 1B is considered too far from the settlement to be considered to comply with policy RA2.

3. Choice of Sites

- 3.1 The minimum requirement is to provide sites to accommodate 34 (31) dwellings. The resident's survey indicates that the community would prefer to limit

the amount of development to the minimum required to meet the required level of proportional growth and that there was a preference for small sites to be provided to meet this need.

- 3.2 A Housing Needs Assessment undertaken by AECOM consultants on behalf of Dilwyn Parish Council identified the following factors that might also influence the extent of development as a consequence of advocating realistic proposals that might address the issues concerned:
- i) There is a need for an increase in provision of housing suited to 'downsizing' because of the high number of elderly people living in large properties, especially those over 75 years of age. This potentially increases housing demand. Although the population in the Parish is too small to warrant specialist housing for this age range, housing to suit their needs might be encouraged.
 - ii) The village's proximity to Leominster and Hereford which are much more densely populated settlements is such that it is unlikely to stimulate additional need for housing in the area.
 - iii) There is a lack of smaller 2/3-bedroom houses. Furthermore, there are currently very few opportunities for rent in Dilwyn. High house prices are likely to increase the need for more affordable or subsidised forms of housing.
 - iv) There is relatively little evidence of the overcrowding which typifies inadequate supply.
 - v) There have been no completions in the last 6 years, with very few outstanding permissions despite relatively high house prices.
 - vi) There is a very small quantity of social housing, which means private rented accommodation shoulders the bulk of the affordable housing burden.
 - vii) There is an under-supply of smaller homes, coupled with a strong demand for these, but not flats, suggesting a mixed typology of dwellings would be appropriate in future development, offering one, two and three-bedroom homes with a very small number of larger family dwellings. The preponderance of larger homes in the area suggests that the plan should not seek the delivery of homes of four or more bedrooms.
 - viii) A minority of people can afford family housing in the plan area, it is imperative future development provides housing of a type and size they can afford. The ratio of dwellings sold to people outside the area supports the idea of a local needs policy applied to new affordable housing.
 - ix) A survey of Parish residents identified that 13 local residents wished to move to alternative accommodation within the Parish including 5 who wished to move from rented to owner occupied dwellings. Three residents required adapted accommodation. In addition, a need for 21 dwellings was identified to provide

for someone living in an existing household who will wish to have their own accommodation within the next 5 years. These were split roughly equally between market and low-cost home ownership.

ix) The conclusion drawn is that there is a need for 'life-time homes' development to help ensure there is adequate housing stock for people to downsize into, combined with a wide range of accommodation suited to family use.

3.3 To meet these needs it may be necessary to promote a range of site sizes because small sites will not be able to deliver the range of house types required for the whole of the community.

4. Settlement Boundary

4.1 Herefordshire Local Plan Core Strategy (paragraph 4.8.23) places an emphasis upon defining settlement boundaries for settlements listed in its Policy RA2 (tables 4.14 and 4.15) within neighbourhood development plans. Herefordshire Council has issued guidance upon how these might be defined (Neighbourhood planning Guidance Note 20). Previous settlement boundaries, where they exist, together with this guidance may provide a useful starting point in defining new boundaries. Herefordshire Unitary Development Plan included a settlement boundary which covered the central core of the village although previously the Leominster District Local Plan also included a boundary around parts of the Dilwyn Common part of the village. These previous boundaries are shown in Appendix 7.

4.2 A number of dwellings have been either built or have outstanding planning permissions that would extend Dilwyn village's core area in all directions, including one between the core area and Dilwyn common, although which seeks to maintain the gap between.

Appendix 1: Herefordshire Local Plan Core Strategy - Policy RA2

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

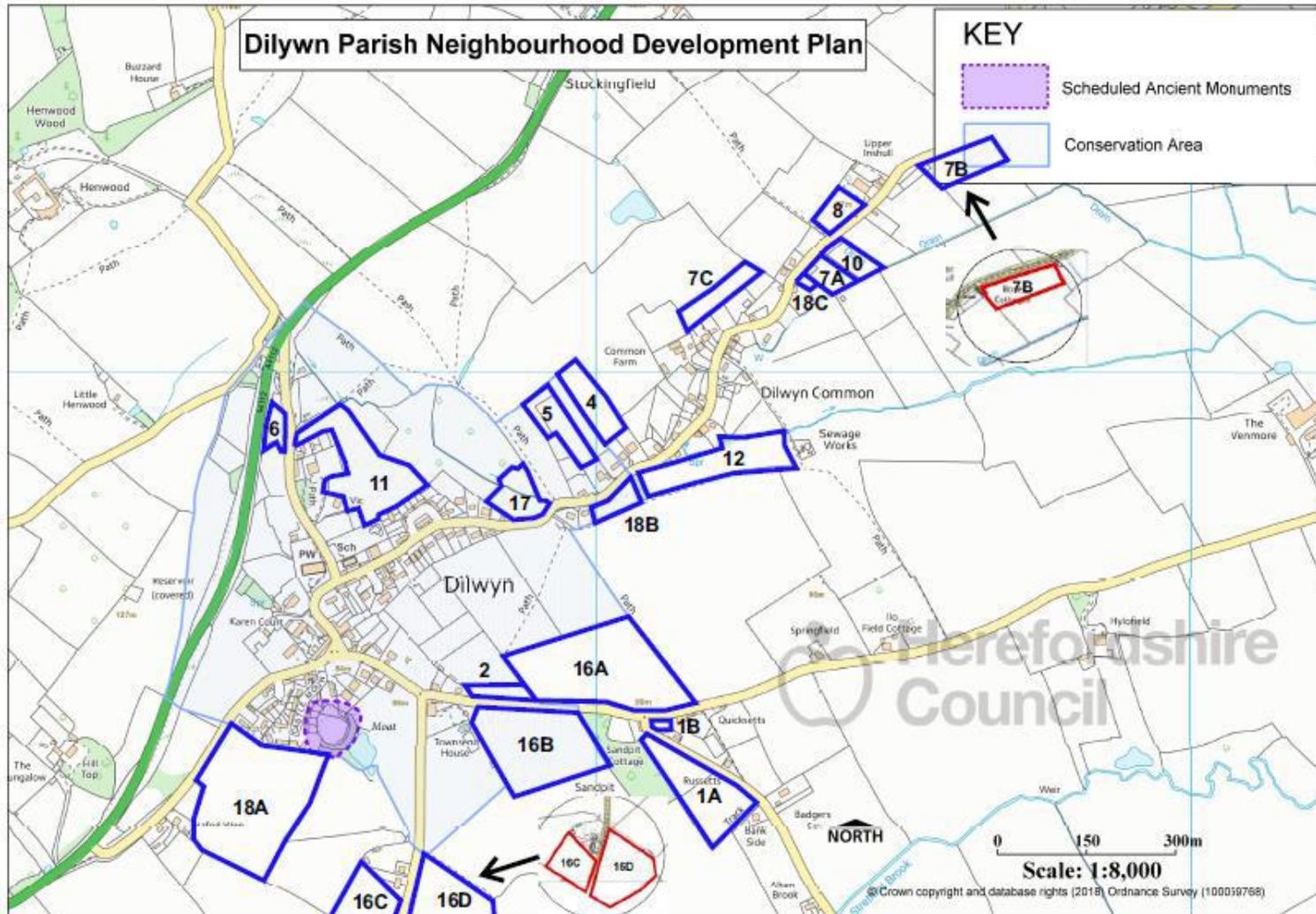
- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;**
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;**
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and**
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.**

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

Appendix 2: Sites not Proceeding to Stage 2

1. Land at Windsor Stables, off Windsor Road (Site Ref 3) – 0.8 ha (2 acres)
2. Orchard Land off A4112 (Site ref 9) acre– Up to 0.4 ha (1 acre)
3. Land to Rear of Whitehurst (Site ref 13) – 0.1 ha (less than 0.3 acre)
4. Plot 1 at ?????(Site ref 14A) – small parcel
5. Plot 2 at ?????(Site ref 14B) – small parcel
6. Land at Bedford Orchard, Sollers Dilwyn (Site ref 15) – small parcel (0.15 acres)

Appendix 3: Housing Sites Assessed



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Appendix 4: Stage 2 Assessment Criteria

Suitability

A range of criteria can be assessed to determine suitability. This assessment looked at each site according to 5 broad criteria, each of which include a number of factors which are described below. It should be recognised that benefits can accrue through development and hence both positive and negative effects have been considered.

1. Protecting and Enhancing the Environment of Dilwyn Village

- 1.1 Development should not adversely affect nationally and internationally designated sites: Dilwyn village contains a Schedule Ancient Monument, one Grade 1 Listed Building and 14 Grade 2 Listed Buildings. The sites/buildings and settings of these heritage assets must be protected in the national interest. The Scheduled Ancient Monument sits just to the west of the village centre. Its setting has been compromised to some extent through residential development on its west and north, while that to the east and south are open. Although the monument is hidden by trees from these directions, they do mark its outline. The associated moat sits beyond the tree screen to the east. Most of the Listed Buildings are located within the core of the village and fairly tightly grouped. The Church of St Mary is Grade 1 and a dominant feature as it sits above the village. The exceptions are Townsend House and its separately listed railings and retaining wall that sit in isolation at a fork in the road to the south east at the top of a relatively steep rise as you leave the village.

The Parish does not contain any nationally or internationally important nature conservation sites, nor are there any within the Parish as a whole. It does however fall within the River Arrow Sub-catchment area that flows into the River Lugg and then the River Wye which is a Special Area of Conservation. It is possible, although unlikely, provided appropriate safeguards are put in place, that development may affect the River Wye SAC, but because of this likelihood the effects on the system is considered under 1.3 below.

- 1.2 Development should fit sensitively into the setting and landscape character of the settlement:
- Dilwyn is a small village centred around a village green just off and below the A4112. Its name reflects the fact that it is hidden in a hollow bowl below moderate to fairly steep slopes, which currently contain the built-up area of the main village. Dilwyn Common comprises a ribbon of development extending eastwards from the main village just to the north of one of the minor tributaries to Tippetts Brook, and with a small but distinct separation from the main village formed by an orchard and arable field. There is a network of rural lanes and these are often narrow and edged with high hedges and occasional scattered hedgerow trees. Both individual and groups of trees are a typical feature, even within and surrounding some modern developments, including along its edges and surrounding the parish church. Tree planting contributes significantly to the setting of the village and is consistent with the landscape type. The village is hidden to close and medium distance views from the A4112, and from the other approach roads, the occasional roadside dwellings give no hint of the village size. There are few important views out of the village centre although they become more significant as you reach the crests of the lanes rising up slopes to the south. Modern development is most obvious along the lane leading to Dilwyn Common and within the ribbon of development at Dilwyn Common itself. Development does not extend to any depth back from its frontage and this characteristic ensures that the lane, which is narrow in places, retains its rural character.

Dilwyn village and much of the ribbon development at Dilwyn Common fall within the 'principal settled farmlands' landscape type. This landscape type is characterised by a dispersed settlement pattern of farmsteads and hamlets capable of accommodating limited

new development. Additional housing in hamlets and villages should be modest in size in order to preserve the character of the original settlement. Low densities of individual dwellings outside of the village along lanes might be acceptable as long as they are not sited close enough to coalesce into a prominent wayside settlement pattern. However Dilwyn Common has seen this form of development although only, with one limited exception, through frontage development. Tree cover is most notable along stream sides and watercourses, with only scattered tree cover along hedgerows. Groups of trees and orchards are often associated with settlements. Woodland is not a characteristic feature of this Landscape Type. The area of Wet Pastured Meadows sits towards the eastern end of Dilwyn Common just beyond the edge of the current extent of the built-up frontage. This is normally an unsettled landscape where no development would be allowed. In terms of landscape features a linear pattern of willows and alders lining the hedges and wet ditches would be typical. Willows are usually pollarded. Woodland is not appropriate in Wet Pasture Meadows.

1.3 Development should not adversely affect the natural environment but should enhance biodiversity where possible:

There are no nationally or internationally designated nature conservation sites within or immediately adjacent to the Parish. The three water courses comprising Stretford Brook, Tippets Brook and land adjacent to Newbridge Brook are local wildlife sites. The only other such site within the Parish is Pigmore Common right on its northern edge. Enhancement measures to strengthen the corridors associated with the three brooks shown on Herefordshire Council's Ecological Network Map suggests some opportunities that might be beneficial in terms of strengthening the local network. New development has the potential for wildlife 'stepping stones' and strengthening ecological corridors to support the network. Care needs to be taken to retain the biodiversity value of trees upon any site. Development that has the potential to increase biodiversity in support of this national objective, and especially contribute positively to the catchment of the River Wye SAC in this regard, should be seen as a benefit.

1.4 Development should preserve or enhance the built and historic environment:

There are two Scheduled Ancient Monuments within the Parish of which the Moated Mound south of Dilwyn Church falls within Dilwyn village. Proposals affecting this or its setting will be covered in 1.1 above. Similarly, the Listed buildings located within the village and the effect of development upon these, including their settings are assessed under criterion 1.1. Dilwyn is designated a Conservation Area and its character and appearance should be preserved or enhanced. Herefordshire Council has produced a draft analysis of its character and appearance from which the following analysis, set out in the form of a rapid assessment¹, should inform the assessment of sites as well as advise upon the content of an appropriate policy. Given the historic nature of the settlement, there are locally important heritage assets and may be unidentified archaeological remains. There are a locally important park and garden just to the north of the village adjacent to the Conservation area boundary.

Dilwyn's outstanding character is that of a small rural settlement within an agricultural landscape. Its Conservation Area includes the village of Dilwyn and the rural area that immediately surrounds the village on all its sides. The east side also contains a section of ribbon development that extends along a lane leading eastward from the main village and forms part of an inhabited area defined as Dilwyn Common. The surrounded agricultural land,

¹ Approach based upon English Heritage advocacy of Rapid Townscape Assessments. See also English Heritage - 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>

includes arable and grazing and the contemporary field boundaries are indicative of the enclosure of an earlier medieval field system.

The medieval church, the moated mound and the timber framed buildings attest to the history of the settlement. Moreover, the evidence of a sequence of architectural forms and styles, alternative building uses, and reorganisation of field system indicates a history of sensitive adaptation and change. Today, a significant number of timber-framed buildings dating to between the 14th and 17th Century survive and continue to be used as domestic dwellings. All have been altered or adapted in some way, including infilling or refronting in brick, extending or enlarging. Some former agricultural buildings have more recently been converted to dwellings. Remodelling or rebuilding of earlier timber-framed buildings with brick and render took place during the 18th Century through Classical (Georgian) influences. Further development took place in the 19th Century with the construction of domestic and institutional buildings using brick and local sandstone. A significant number of new homes were built during the 20th Century, particularly on the east and south-west sides of the village. Today, all of these buildings and structures, together with the area's mature trees and hedgerows, walls, gardens, open spaces and views, contribute to the special architectural and historic character of Dilwyn Conservation Area.

Dilwyn Conservation Area can be divided into 6 broad character areas, including some peripheral elements that contribute towards its character and appearance.

1. 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 17th 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 of trees and bushes. The moated mound on the south side of the village is now identified as a medieval ringwork castle.

2. 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.

3. 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.

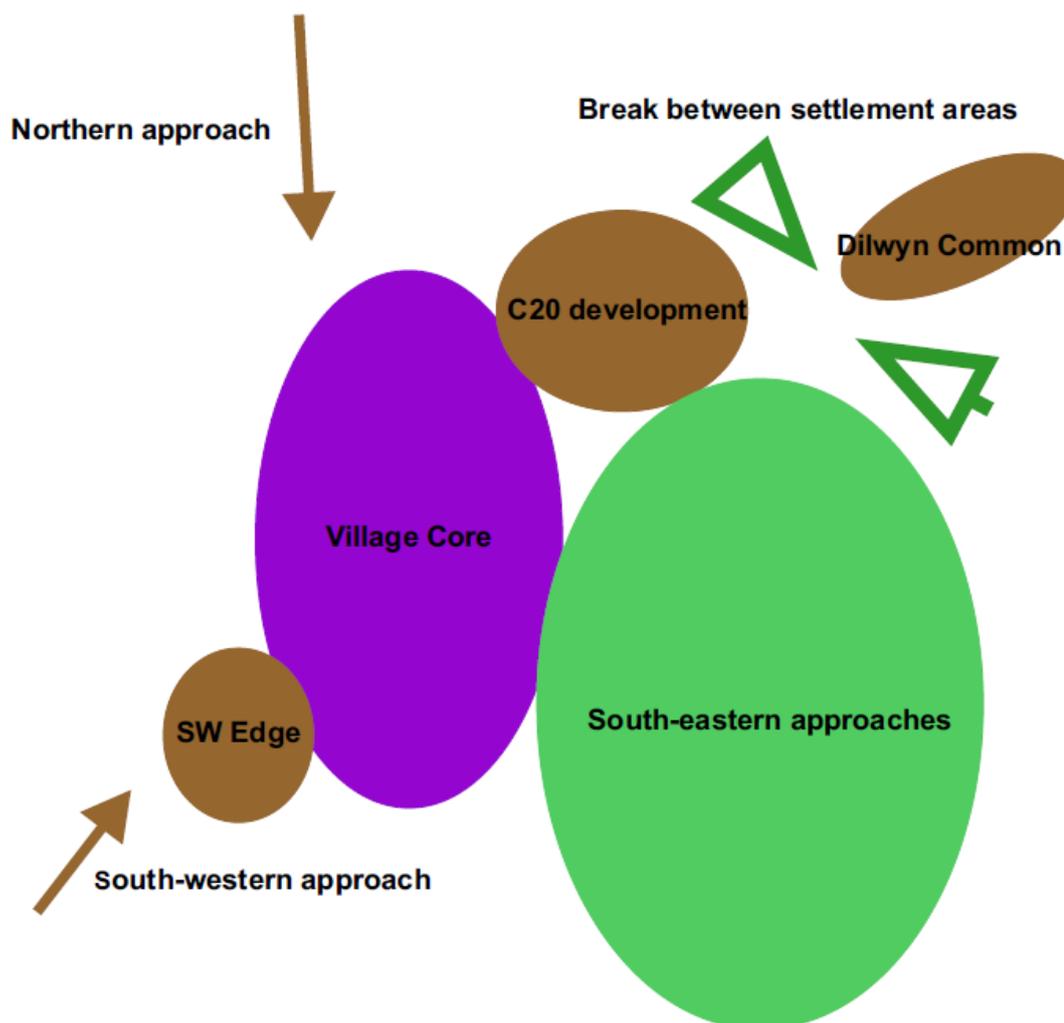


Diagram 1: Conservation Area Character Areas

4. 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.

5. 20th 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 20th 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.

6. 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.

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.

1.5 Development should not adversely affect residential amenity

The context for this criterion is essentially to ensure development protects the privacy and general amenity that might be expected in relation to existing properties. This would normally be an issue for individual plots or very small sites that fit into a constrained area. It was decided that given the sites to be assessed this criterion would not be utilised in the assessment in that it would not affect the principle of development but be a matter of detailed design.

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sites should be capable of accommodating waste water without adversely affecting the environment.

Dilwyn WwTWs is located to the east of the village and to the south of Dilwyn Common close to Tippetts Brook. The Environment Agency's advice upon waste water for Dilwyn WwTWs is that growth can potentially be accepted within current flow limit. However, it is given an 'amber' rating and the Agency recommends liaison with water company before any development. This would not be a factor differentiating between sites unless there was expected to be a significant excess in housing provision. Even then developer contributions might enable any extra capacity that may be required to be provided.

The village has a public sewerage system and development should utilise this. For the purposes of the assessment development that does not connect easily to the system will be given an adverse scoring. There are local concerns about the capacity of the public sewer serving properties at the eastern end of Dilwyn Common where this has caused pollution. The cause is uncertain. Development that might add to the current problem should be avoided, although works might address this in the future, for this NDP it presents a factor to differentiate between sites.

2.2 Land should not be adversely affected by flooding or poor land drainage

Information upon flood risk from the Environment Agency indicate that land in the vicinity of Dilwyn Common is liable to flood, particularly on the southern side of Dilwyn Common Road at its eastern end towards Sollers Dilwyn. Local knowledge suggests there are storm water drainage problems at Chapel Corner and at Burnt House.

2.3 Agricultural land quality and use of greenfield/brownfield land

The emphasis should be on using brownfield land in preference to greenfield sites, although no brownfield sites have been identified within or adjacent to the built-up area of the village. Where agricultural land is to be used, that of a lower quality should be preferred where there is a choice. The Agricultural Land Classification map shows land surrounding Dilwyn to fall into three categories. Most land immediately surrounding Dilwyn village is Grade 2 (Very Good) although becomes Grade 1 (Excellent) fairly quickly to the south. To the east, land at Dilwyn Common is Grade 3 (Good to Moderate).

Land to the south of the village is defined as a minerals site where reserves may need to be protected. However, given their proximity to the village the potential for large scale workings might be constrained because of the effect this would have on residential amenity and the local road network. Nevertheless, this may be a factor to be given some weight.

2.4 Development should not be located where it would be adversely affected by pollution

NPPF identifies noise and air pollution as material considerations. There are no submitted sites close to the A4112 that might be affected by noise or fumes from traffic along it. No 'bad neighbour' operations have been identified adjacent to the village's built up area. Although there is potentially pollution from agricultural operations these are considered to have minor effects on residential amenity on an occasional basis but accepted as part of life within a rural area. It was decided that given the sites to be assessed this criterion would not be utilised in the assessment in that it would not affect the principle of development but be a matter of detailed design.

2.5 Is land subject to contamination

The degree of pollution would be relevant although the potential for such to be present within or around Dilwyn to the extent that it would restrict the viable development of a site is considered to be low and not such as to be able to differentiate between sites.

2.6 Will the site afford benefits in terms of energy conservation/generation potential

This criterion would look at whether a site has the potential to utilise solar energy to the greatest effect through design. South facing slopes would offer the greatest potential for this. Larger sites would have the ability to orientate buildings to take advantage of solar energy and utilise other good practice in terms of energy efficient design. This criterion however would likely have only a marginal and indeterminate effect in terms of differentiation between sites and has not been used in this assessment.

3. Protecting and Enhancing Community Facilities

3.1 Ease of access to parish/community facilities and/or village core/centre

Proximity to such facilities can encourage greater use and therefore viability and ease of use by residents. Proximity to such facilities or footpaths leading to them is a factor. The main facilities are the primary school, village hall, parish church and village public house. The first three lie adjacent to each other close to the village centre. The village public house is nearby. There is a public footpath serving a limited area within the village centre. Proximity to the village facilities and ability to access a footpath are relevant. Sites adjacent/with potential for ready link to the village footpath would be seen as beneficial (+ score). Sites further than 0.25 mile/400m (5 minutes walking time) from the corner junction at School House (approximately mid-way between Crown Inn and Village hall) would be given a - score.

3.2 Development should not have any adverse effects upon use of facilities

The use of facilities such as the village hall, pub or play area might be restricted should dwellings be too close such that their use, on occasions, may be considered a nuisance. However, there are no small sites immediately adjacent to these facilities such that this is considered to be a relevant criterion.

3.3 Will development provide appropriate on-site facilities

The issue under this criterion is whether the site is able to accommodate on-site open space and play areas. Size of site is generally the determinant. For small sites provision may have to be made off-site to meet standards or be able to provide sufficiently large garden space. Alternatively, a requirement for sufficient garden space may be a criterion against which proposals are judged. This criterion has not been used but would be reviewed should consultation responses suggest this to be necessary.

4. Promoting Sustainable Transport

4.1 Safe vehicular access should be available onto a public road

Visibility standards apply to ensure safe access from a site onto a road although a degree of professional judgment is required. This assessment does not have access to professional advice but relies upon Herefordshire Council's Highways Design Guide for New Development and its standards for sight-lines. However, the final judgment for this will be made by the relevant highway authority through the Regulation 14 consultation.

4.2 The local road network should have the capacity to accommodate the development

The effect of development on the capacity of the network and junctions is important although would normally be assessed by the highway authority. However, a judgment to highlight concerns may be made and presented for a response from the Highway Authority through the Regulation 14 consultation process.

4.3 Development should connect readily to the local footpath/cycle network

This is necessary to promote 'active travel'. Ability to walk to facilities and services is a key component of sustainable development. Similarly cycle links to a current network would be beneficial although such networks are very limited within rural areas such as Dilwyn. There is a footpath that runs from just to the north of St Mary's Church through the village to just past Henwood Close as you leave to travelling southwards. This alternates between opposite sides of the road. There are very limited public rights of way across fields leading to and from the

village into the surrounding countryside. Any improvements to the public footpath network would be seen as positive.

4.4 Development would facilitate improvements to traffic problems

There is opposition to 'sleeping policemen' although other improvements to slow speed might be achieved/sought through works in association with the development of sites.

5. Meeting Local Housing Needs

- 5.1 A local housing survey² has been undertaken and a separate housing assessment³ prepared which identified the need for affordable housing (including intermediate housing⁴), a range of house sizes and also housing types, especially to provide for the needs of young families and elderly people. However, the local community has expressed a preference for small development. To a large extent these may be seen as conflicting in that it would be difficult to meet the identified needs through small sites, especially affordable housing where this can only be required on sites of 11 or more dwellings. The assessment has therefore ranked sites according to three categories – small sites (up to 5 dwellings), medium sites (5+ to 10 dwellings) and large sites (11 and over dwellings) so that the appropriate mix can be considered that would provide for at least the outstanding level of proportional housing growth and enable a mix of dwelling types/sizes.

² See website at XXXXXXXX

³ Ibid

⁴ 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.

Appendix 5: Stage 2 Site Assessments

The following scoring has been used in the assessment and for the purposes of ranking sites. The site references relate to those shown on the Map at Appendix 2.

- ++** **Very Positive** - Significant benefits/enhancement could be achieved;
- +** **Positive** - Some benefits could be achieved;
- 0** Development of the site would have a **Neutral** effect, or its development is not constrained, or the criterion was not used – (see Appendix 4).
- **Adverse** - Negative effect expected or some constraint limitation
- **Major Adverse** - Very negative effect expected or major constraint limitation

DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	1A
Location/Address:	Land off Venmore Lane and Alton lane
Submitted By:	Landowner
Site Area:	1.4 ha (3.5 acres)
Estimated number of dwellings:	If as described: 25 – 30
Current Use:	Agricultural land
Planning History	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effect on any designation.	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is not within or adjacent to the built-up area of the settlement and would only be so should sites 2/16B and 16A be proposed as housing allocations. The combined effect of this would be to significantly adversely affect the character of the settlement. On its own the site would not reflect the character of the settlement, nor would it be in accordance with the landscape character type. It would look incongruous and isolated. Effect – Major Adverse	--

1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Grassland does not appear to be unimproved. May be adverse effects on adjacent area of woodland which could have some biodiversity value although not indicated to be ASNW.	-
1.4 Effect on built and historic environment	Site falls outside Conservation Area. No heritage assets identified within or adjacent to site.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WwTWs preferred	-
2.2 Flooding and land drainage	Although some very localised flooding evident, the site should be able to provide adequately for storm water drainage.	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good agricultural quality, bordering on to excellent.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner. The site is one of the most distant from community facilities.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	No problems in achieving a safe access anticipated	0
4.2 Effect on highway network (vehicles)	The development would result in higher than necessary traffic passing through the village centre to gain access to the A4112, with adverse effects on the environment and amenity.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
This is a large but isolated site that would only form part of the built-up area of the settlement should 2/3 major sites between it and the current village edge be proposed. This would be significantly in excess of the required housing target and conflict with a number of key policies. On its own it would fail to meet the requirement to be within or adjacent to

the built-up area of the settlement and conflict with Core Strategy policy RA2. The site should not form an allocation within the NDP.

DILWYN NEIGHBOURHOOD PLAN

STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	1B
Location/Address:	Land off Alton Lane
Submitted By:	Landowner
Site Area:	0.1 ha (0.25 acres)
Estimated number of dwellings:	1
Current Use:	Garden land
Planning History	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effect	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is not within or adjacent to the built-up area of the settlement and would only be so should sites 2/16B and 16A be proposed as housing allocations. The combined effect of this would be to significantly adversely affect the character of the settlement. As garden land the site would not affect the character of the settlement. Development would exacerbate the isolated rural site in a location where housing development would normally be restricted to a limited number of exceptions and be judged against Core Strategy policy RA3. Sites of this size would not normally form housing allocations but fall as infill plots within a defined settlement boundary.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting.	-
1.4 Effect on built and historic environment	Site outside Conservation Area. Gravel pit shown on HER on opposite side of Sandpit Cottage. No effect anticipated.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WwTWs preferred	-
2.2 Flooding and land drainage	Although evidence of local flooding on the adjacent highway, the site should be able to accommodate the storm water effects of a limited development on site.	0
2.3 Greenfield/Brownfield/Ag. Land quality	Garden area	0

3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner. One of the most distant sites from the village centre.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Although close to a junction it should be possible to achieve a safe access.	0
4.2 Effect on highway network (vehicles)	No significant adverse effects anticipated	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
●		

Conclusion

This is an isolated very small site that would only form part of the built-up area of the settlement should 2/3 major sites between it and the current village edge be proposed. The consequence would be a scale of development far in excess of that required and also conflict with a number of key policy requirements. It should be rejected from consideration as a housing allocation.

DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	2
Location/Address:	Orchard Land off Venmore Lane
Submitted By:	Landowner
Site Area:	0.2 ha (0.5 acres)
Estimated number of dwellings:	3 – 5 dwellings
Current Use:	Agricultural land/remnant orchard
Planning History	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	Potential minor effect on setting of Townsend House (Listed Building) – not considered material given other properties closer and development could be designed to mitigate effects.	0
1.2 Fits sensitively into landscape and setting of the settlement	Although not within or adjacent to a previously defined settlement boundary, the site is linked to the main built-up area of the settlement by a small number of detached cottages. The site would extend this currently limited amount of ribbon development along Venmore Lane close to the brow of the rise of the dip within which Dilwyn sits and gives it its name. It should be possible to ensure there is no adverse effect on the landscape although will have an adverse effect on the village setting.	-
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. As a remnant traditional orchard which is a Biodiversity Action Plan habitat, there will be loss in terms of biodiversity.	--
1.4 Effect on built and historic environment	HER does not show site close to any heritage asset. Site falls within Conservation Area within the 'south-east approaches'. Development of the site would adversely affect the parkland character and setting of the Core Area.	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No adverse effects anticipated, close to settlement edge.	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good agricultural quality. Some remnant orchard.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	No connection to footpath but within 0.25m/400meters of School House Corner	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	No problems in achieving safe access anticipated but it may affect the level of development if individual accesses required to a number of plots.	0
4.2 Effect on highway network (vehicles)	No adverse effects on the network anticipated	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion
The biodiversity value of the orchard within this site weighs heavily against its acceptability and development would also adversely affect Dilwyn’s character and setting through extending development over the ridge within which it sits. A low level/density of development coupled with mitigatory and compensatory measures may be possible to reduce the overall effect to an acceptable level if the site is required, but should sufficient suitable other opportunities exist then these should be considered before this site.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	4
Location/Address:	Rear of Cedar Rise, Dilwyn Corner
Submitted By:	Landowner
Site Area:	0.6 ha (1.5 acres)
Estimated number of dwellings:	6 - 8
Current Use:	Small paddock/large garden
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting/character of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Site sits behind existing development extending to some considerable depth. Development in depth would be contrary to its setting and character.	--
1.3 Effect on natural environment	No apparent adverse effects. Difficult to assess in view of inaccessibility.	0
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Just outside the Conservation Area but on its border at Dilwyn Common. Characteristic is no development in depth. Site would conflict with this characteristic. Effect - Adverse	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0

2.3 Greenfield/ Brownfield/Ag. Land quality	The land appears to be a large paddock associated with house at its front. It is larger than a number of fields assessed as agricultural land and, therefore, for the purposes of this assessment it is considered a greenfield site. It falls within an area where agricultural land would be of good/moderate quality bordering on very good agricultural land.	-
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3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	No point for vehicular access can be identified. Would appear to be undeliverable.	--
4.2 Effect on highway network (vehicles)	Minimal effect on the network if site developed on its own.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion
Deliverability is questioned in terms of whether an acceptable access is available. In addition, development of the site, through extending uncharacteristically back from the road frontage, would change the character and setting of Dilwyn Common and affect the nature of the lane which serves it. The site should not form an allocation within the NDP.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	5
Location/Address:	Land to north of Dilwyn Common Lane
Submitted By:	Landowner
Site Area:	Approx. 0.5 hectare (1.2 acres)
Estimated number of dwellings:	6 - 8
Current Use:	Small paddock/large garden
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village

1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Site sits behind existing development extending to some considerable depth. Development in depth would be contrary to its setting and character.	--
1.3 Effect on natural environment	No apparent adverse effects. Difficult to assess in view of inaccessibility.	0
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Site falls within the Conservation Area at Dilwyn Common. Characteristic is no development in depth. Site would conflict with this characteristic. Effect - Adverse	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	The land appears to be a large paddock associated with a house at its front. For the purposes of this assessment it is considered a greenfield site although is effectively a large	-

	garden. It falls within an area where agricultural land would be of good/moderate quality bordering on very good agricultural land.	
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3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Difficult to see how access can be achieved in that the gap in the frontage would appear to be between two dwellings and would require both landowners to co-operate (see photograph above). Provision of an access would adversely affect residential amenity of dwellings either side. There is a building upon the frontage that would limit visibility to the right on exit. Without further information it would appear the site could not be delivered.	--
4.2 Effect on highway network (vehicles)	Minimal effect on the network if site developed on its own.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion

Deliverability is questioned in terms of whether an acceptable access is available. There is a small gap between properties but in two ownerships and an access at this point would have a significant adverse effect on residential amenity. In addition, development of the site, through extending uncharacteristically back from the road frontage, would change the character and setting of Dilwyn Common and affect the nature of the lane which serves it. The site should not form an allocation within the NDP.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	6
Location/Address:	Land between A4112 and Village Lane
Submitted By:	Landowner
Site Area:	Approx. 0.2 hectare (0.5 acre)
Estimated number of dwellings:	1 - 2
Current Use:	Paddock/garden
Planning History	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site sits on land that rises steeply from the road and would change the visual approach to the village, not so much as a consequence of any dwelling, which could be screened, but from the engineering works required to form an access.	-
1.3 Effect on natural environment	Hedgerow and tree removal would be required. The hedgerow frontage has not been managed and has resulted in a number of overhanging trees.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Inside the Conservation Area. Characteristic is small paddocks with limited cottages. Road descends steeply. Engineering works to form access would have a detrimental effect on this characteristic.	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/ Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good agricultural quality, although size and slope considered to reduce its effectiveness for agriculture.	0

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	No connection to footpath but within 0.25m/400meters of School House Corner	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The site sits upon the inside of a curve in the narrow lane and also close to the junction of the access to the village from the A4112. The view to the south is obscured by a building on the frontage which would need to be removed.	--
4.2 Effect on highway network (vehicles)	A low-density scheme might be expected which would not affect the local network in terms of its capacity.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk is the principle access to the village and there are limited opportunities for those walking along to step off or the road to avoid vehicles.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
●		

Conclusion
Achieving a safe access may be difficult and would result in the change in character of the approach to the village at this point. As a very small site, it would not normally form an allocation but its development potential determined by whether it falls within a settlement boundary and meets detailed policy requirements in terms of amenity and accessibility.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	7A
Location/Address:	Field opposite Apple Hill, Dilwyn Common
Submitted By:	landowner
Site Area:	0.2 ha (0.5 acres)
Estimated number of dwellings:	2 - 5
Current Use:	Small paddock/building in corner
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – land with no suitability during plan period (HLAA/030/002)



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Development in depth, which might result from this, would be contrary to its setting and character. Policy safeguards to restrict this should be possible.	0
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Grassland does not appear to be unimproved.	-
1.4 Effect on built and historic environment	No effects	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Development might add to the pollution problem in this vicinity.	-
2.2 Flooding and land drainage	No effect anticipated	0

2.3 Greenfield/ Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land.	-
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3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Should be possible to achieve a safe access for a limited development.	0
4.2 Effect on highway network (vehicles)	Minimal effects on network through a small development	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
●		

Conclusion

A small part of this site was previously in a settlement boundary defined for Dilwyn Common and it sits adjacent to the built-up area of Dilwyn Common. Development in depth should be avoided in that it would change the character and setting of Dilwyn Common. Policy might restrict development to frontage only in order to maintain character. In such an instance the site might accommodate 2 dwellings. On this basis, site would be too small to form an allocation but could be included inside a settlement boundary.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	7B
Location/Address:	Field near Council pump house
Submitted By:	Landowner
Site Area:	0.4 ha (1 acre) approximately
Estimated number of dwellings:	6 - 8
Current Use:	Agricultural land – part of larger field parcel
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. The site is not adjacent to the built-up area of Dilwyn Common and would increase the current extent of ribbon development significantly along the lane and defining a settlement boundary to include this site would encompass a number of other potential sites. The cumulative effect of this would be to change the nature of the lane at this approach on the outskirts of the village in a major way. Development in depth should be avoided as it is contrary to its setting and character although depth of site suggests frontage development envisaged.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Appears to be pasture but no evidence to suggest it is unimproved grassland	-
1.4 Effect on built and historic environment	No effects	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	Development might add to the pollution problem in this vicinity.	-
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land.	-

3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Should be possible to achieve a safe access.	0
4.2 Effect on highway network (vehicles)	Cumulative effects of accepting this site for development would change the nature of the narrow lane given the settlement boundary that would result.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion

This is an isolated medium sized site that would only form part of the built-up area of the settlement should other land between it and the current village edge be proposed within a settlement boundary. Its depth would suggest frontage development that would fit most appropriately the character of Dilwyn Common. This site should only be considered should there be insufficient suitable alternatives.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	7C
Location/Address:	Filed opposite 'Senang'
Submitted By:	Landowner
Site Area:	Approximately 0.4 ha (1 acre)
Estimated number of dwellings:	4 – 6
Current Use:	Agricultural land – appears that business has extended beyond current confines into the field – parked vehicles.
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	The site sits well back from the frontage along Dilwyn Common where development comprises housing along its frontage only. In addition, the site rises up from the road and this would also contribute to a change in character and setting of this part of the village settlement.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Status of grassland unknown.	-

1.4 Effect on built and historic environment	No effects	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality bordering on very good agricultural land,	0

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Access would be on the outside of the curve in the road where visibility can be achieved. It is however understood that the land on the frontage is in a different ownership so until confirmation is available that this can be obtained, the site would be considered undeliverable. If confirmation is received, it should be possible to achieve a safe access for a development of low density.	--
4.2 Effect on highway network (vehicles)	Minimal effect on the network if site developed on its own.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion
Deliverability is questionable in that it is understood the frontage plot is in a separate ownership. Development behind the frontage dwellings would be out of character with Dilwyn Common which comprises development along the frontage and not to any depth.

The plot on the road frontage may be included in settlement boundary although it has not been suggested to be available.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	8
Location/Address:	Orchard field opposite Lower Inshull House
Submitted By:	Landowner
Site Area:	Approx. 0.2 ha (0.5 acres)
Estimated number of dwellings:	3 - 4
Current Use:	Remnant orchard/agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Development in depth should be avoided as contrary to its setting and character although depth of site suggests frontage development envisaged. The site would increase the current extent of ribbon development along the lane and with a settlement boundary encompassing a number of other potential sites. The cumulative effect of this would be to change the nature of the lane although to a lesser degree that site 7B.	-
1.3 Effect on natural environment	Access might be achieved without having to lose any hedgerow through utilising existing gate. Site comprises orchard which is a Biodiversity Action Plan habitat.	--
1.4 Effect on built and historic environment	No effects	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0

2.3 Greenfield/ Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality bordering on very good agricultural land,	0
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3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Should be possible to achieve a safe access.	0
4.2 Effect on highway network (vehicles)	Cumulative effects of accepting this site for development would change the nature of the narrow lane in that it would result in an extended settlement boundary encompassing a number of other land parcels.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
●		

Conclusion

The biodiversity value of the orchard within this site weighs heavily against its acceptability and. It is not adjacent to the main built-up area of Dilwyn Common but fairly close to its edge. The site should only be considered should there be insufficient suitable other opportunities, and in such an instance, compensatory measures required.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	10
Location/Address:	Field next to Venmore Cottage
Submitted By:	Landowner
Site Area:	0.8 ha (2.02 acres)
Estimated number of dwellings:	6 - 8
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting/character of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Development in depth, which might result from this, would be contrary to its setting and character. Policy safeguards to restrict this should be possible although the site is larger than site 7A. The combination with site 7A which sits adjacent to it might result in pressure for a more intensive development that would alter the character of the settlement.	-
1.3 Effect on natural environment	Should be possible to achieve a vehicular access to serve the whole parcel without too great a loss of hedgerow by utilising the existing gate access on its north-east corner. Compensatory planting would mitigate. Grassland does not appear to be unimproved.	0

1.4 Effect on built and historic environment	No effects	0
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Development might add to the pollution problem in this vicinity.	-
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Should be possible to achieve a safe access.	0
4.2 Effect on highway network (vehicles)	Minimal effects on network through a small development although in combination with 7A, might have a more significant effect. Scoring reflects this. If developed as frontage only would be 0 .	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion
It is not adjacent to the main built-up area of Dilwyn Common but fairly close to its edge. Development would continue/extend the ribbon form of development along the lane while development to its full depth would adversely affect Dilwyn Common's character. The site should only be considered should there be insufficient suitable other opportunities, and in such an instance, compensatory measures required. In such an instant it should be restricted to frontage to maintain character.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	11
Location/Address:	Field behind Old Parsonage, adjacent to school
Submitted By:	Landowner
Site Area:	1.8 ha (4.5 acres)
Estimated number of dwellings:	25 - 35
Current Use:	Agricultural land
Planning History:	It is understood that planning permission was refused upon this site although this was thought to have been in the 1980s.
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No





1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	Potential effects on settings of three nearby Listed Buildings, including Grade 1 St Mary's Parish Church. Structural landscape works, design and reduced site may mitigate effects to a low level but may not reduce effect fully.	-
1.2 Fits sensitively into landscape and setting of the settlement	The site sits adjacent to the built-up area of the village. The site sits in a hollow that is screened to some extent to views from the A4112. Structural landscaping should be able to reduce any impact further.	0
1.3 Effect on natural environment	Status of grassland unknown. Site contains a number of notable and elderly trees that would need to be checked for presence of bats. More detailed information would be required in relation to its ecological value and the assessment reflects this need.	-
1.4 Effect on built and historic environment	Site falls within the Conservation Area, mostly within the village core with a small part in the northern approach. Development of the full site would represent a notable change to character of the settlement nestling into the hollow.	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good quality agricultural land.	0

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Potential to connect to footpath adjacent to St Mary's Church along an improved path to the north of the cemetery. Closest site to School House Corner	+

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	Only one access point available and this is at a point where there is limited visibility which would not meet HC's guidelines for 30mph on the basis that speeds cannot be guaranteed to fall within the required limit.	--
4.2 Effect on highway network (vehicles)	If a suitable access can be achieved, the site can gain access to the A4112 without having to pass through the village and consequently would have a lesser effect on the village street and local network.	0
4.3 Effect on pedestrian/cycle network	The site presents an opportunity to provide a foot-link through to the school and village centre avoiding the need to walk along the narrow lane into the village, although this might require negotiation with the school/village hall committee to achieve the best route. It would, however, serve a very limited number of properties in addition to residents of the development. There is a lane to the north of the cemetery that could link the site to the footpath adjacent to St Mary's Church.	+
4.4 Facilitate improvements to traffic problems	The scale of development is such that it might be necessary and possible to achieve some traffic calming measures at the entrance to the village to calm traffic on entry. It may also offer the opportunity to provide a foot-link through to the school avoiding the need to walk	+

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
Achieving a safe access may be difficult and this would require major technical exercise to determine suitability and delivery. Similar studies would be needed to determine the effects and whether design solutions are possible for the natural environment and heritage assets. However, is a well-located site for development to contribute to the village and may offer some potential advantages in terms of pedestrian access/safety and provision of traffic calming at the entrance to the village. Should there be insufficient suitable alternatives, then discussions with the landowner to determine whether such studies might be brought forward could take place.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	12
Location/Address:	Land at Dilwyn Common
Submitted By:	Landowner
Site Area:	Approx.1.6 ha (4 acres)
Estimated number of dwellings:	8 – 10
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village

1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. The site would result in development in depth along some of its length in a very awkward relationship to the current settlement character and setting. Its shape and width does not lend itself to a sensitive form of development. A small part of the site along the road frontage would be acceptable.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Grassland does not appear to be unimproved.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Just outside the Conservation Area but on its border at Dilwyn Common. Characteristic is no development in depth. Site would conflict with this characteristic. Effect – Adverse . Development of a small frontage site would maintain the area's character.	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	The site sits very close to Dilwyn WwTWs and a 'cordon sanitaire' would be anticipated as necessary. This would reduce the site area.	-
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2.2 Flooding and land drainage	Although not shown to be subject to flooding on the Environment Agency's flood map, the northern edge of the site runs alongside a brook. A flood risk assessment may be necessary to show whether this would have any effect on the site area that might be developed.	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land.	0

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	The lane has bends in both directions at either ends of the site's frontage and visibility for a large development might not be sufficient to achieve HC's highway guidelines.	-
4.2 Effect on highway network (vehicles)	The level of development on this site for development would change the nature of the narrow lane. A smaller parcel along the road frontage would be unlikely to affect the local network.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion
Development of the full site would result in an awkward arrangement completely out of character to the area. A smaller area upon the road frontage might be developed in a manner sensitive to the character of this area. The site's frontage might be considered through its inclusion within a settlement boundary.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	16A
Location/Address:	Land north of Venmore Lane
Submitted By:	Landowner
Site Area:	3.2 ha (8 acres)
Estimated number of dwellings:	55 - 70
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is a substantial one that does not sit adjacent to the built-up area of the settlement but is isolated. It sits high above the settlement which is characterised by its location within a hollow. The site is contrary to the landscape character type and would have a significant and seriously adverse effect upon the village's setting. The cumulative effect of development involving land between the site and the village would exacerbate the effects on the landscape and village setting.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Arable field.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Just outside the Conservation Area but on its border at south-east approaches. Characteristic is parkland appearance. Site would conflict with this characteristic. Effect - Adverse	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WwTWs preferred	-

2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good quality agricultural land.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	A safe access to the site should be achievable.	0
4.2 Effect on highway network (vehicles)	The development would result in higher than necessary traffic passing through the village centre to gain access to the A4112, with adverse effects on the environment and amenity.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
The site has considerable environmental, traffic and locational disadvantages that indicate the site is not an option for sustainable development. It is an isolated site that would only form part of the built-up area of the settlement should other sites between it and the current village edge be proposed. It would adversely affect the setting of the village.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	16B
Location/Address:	Land south of Venmore Lane
Submitted By:	Landowner
Site Area:	2.0 ha (5 acres)
Estimated number of dwellings:	35 - 45
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village

1.1 Effect on National/international environmental designations	Potential effects on setting of Townsend House Listed Building although this could be mitigated through design, including landscaping.	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is a substantial one that does not sit adjacent to the built-up area of the settlement but is isolated. It sits high above the settlement which is characterised by its location within a hollow. The site is contrary to the landscape character type and would have a significant and seriously adverse effect upon the village's setting.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Arable field.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Site falls within the Conservation Area at south-east approaches. Characteristic is a parkland appearance. Site would conflict with this characteristic. Effect - Adverse	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WwTWs preferred	-
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good quality agricultural land, bordering on excellent	-

3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	A safe access to the site should be achievable.	0
4.2 Effect on highway network (vehicles)	The development would result in higher than necessary traffic passing through the village centre to gain access to the A4112, with adverse effects on the environment and amenity.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion

The site has considerable environmental, traffic and locational disadvantages that indicate the site is not an option for sustainable development. It is an isolated site that would form an awkward extension to the village that would adversely affect its setting and character.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	16C
Location/Address:	Land west of Fields Place Lane
Submitted By:	Landowner
Site Area:	1.2 ha (3 acres)
Estimated number of dwellings:	25 – 30
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	Sits within the wider setting of Castle Mound Scheduled Ancient Monument where this is characterised by open views across to it and on this side its rural aspect (as opposed to its village setting that suits to the north and west). However, site is at a reasonable distance from the monument, and also Townsend House Listed Building and effects on these could be mitigated through design.	0
1.2 Fits sensitively into landscape and setting of the settlement	The site does not sit adjacent to the built-up area of the settlement but is very isolated. It sits high above the settlement which is characterised by its location within a hollow. The site is contrary to the landscape character type and would have a significant and seriously adverse effect upon the village's setting.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Grassland does not appear to be unimproved.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Just outside the Conservation Area but on its border at south-eastern approaches. Characteristic is of parkland appearance. Site would conflict with this characteristic.	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WWTWs preferred	-

2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of excellent quality agricultural land.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	A safe access to the site should be achievable.	0
4.2 Effect on highway network (vehicles)	The development would result in some additional traffic passing through the village centre to gain access to the A4112 although unlikely to be to an unacceptable level.	-
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
The site has considerable environmental, traffic and locational disadvantages that indicate the site is not an option for sustainable development. It is an isolated site that would only form part of the built-up area of the settlement should other sites between it and the current village edge be proposed. It would adversely affect the setting of the village.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	16D
Location/Address:	Land east of Fields Place Lane
Submitted By:	Landowner
Site Area:	2.0 ha (5 acres)
Estimated number of dwellings:	35 - 45
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	No



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effect	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is a substantial one that does not sit adjacent to the built-up area of the settlement but is isolated. It sits high above the settlement which is characterised by its location within a hollow. The site is contrary to the landscape character type and would have a significant and seriously adverse effect upon the village's setting.	--
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Arable field.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Site falls within the Conservation Area at south-east approaches. Characteristic is a parkland appearance. Site would conflict with this characteristic. Effect - Adverse	-

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Site is distant from the public sewer and would most probably utilise its own private system. Connection to a public WwTWs preferred	-
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be excellent quality agricultural land.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	A safe access to the site should be achievable.	0
4.2 Effect on highway network (vehicles)	The development would result in higher than necessary traffic passing through the village centre to gain access to the A4112, with adverse effects on the environment and amenity.	--
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. The lane along which people would need to walk has limited opportunities for those walking along it to step off or the road to avoid vehicles.	--
4.4 Facilitate improvements to traffic problems	No effect.	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
The site has considerable environmental, traffic and locational disadvantages that indicate the site is not an option for sustainable development. It is an isolated site that would only form part of the built-up area of the settlement should other sites between it and the current village edge be proposed. It would adversely affect the setting of the village.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	17
Location/Address:	Land adjacent to Woodstock Cottage
Submitted By:	Agent
Site Area:	0.68 ha (1.7 acres)
Estimated number of dwellings:	10 – 15 dwellings. Developer shows 10
Current Use:	Orchard
Planning History:	P152567/O – Refused 25 th Feb 2016 – harm to landscape character, Conservation Area, hedgerow removal (ecological asset);
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – land with no suitability during plan period (HLAA/364/001)



1. Protecting and Enhancing the Environment of the Village

1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	No adverse effects on landscape character although development would have effects on local landscape character through removing the green gap between Dilwyn village and Dilwyn Common. This would adversely affect the setting of the two parts of the settlement, each of which present different characters and the gap is an important element within this overall framework.	-
1.3 Effect on natural environment	The area comprises orchard, although appearing to have the visual characteristics of a commercial one. However, Herefordshire Council consider it to have biodiversity value. That Council also considers that development would require the loss of a significant amount of valuable hedgerow to achieve sight-lines. This professional judgement is accepted.	--

1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Site falls within the Conservation Area where it forms the separation between Dilwyn village and Dilwyn Common as a green wedge. Development would affect this characteristic. Effect - Adverse	-
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be either good/moderate or very good quality agricultural land. Currently orchard.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	No connection to footpath but within 0.25m/400meters of School House Corner	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	A safe access can be achieved, although Herefordshire Council noted it would require the almost complete removal of the roadside hedgerow (see above)	0
4.2 Effect on highway network (vehicles)	No adverse effects on the network anticipated	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
Biodiversity value weighs heavily against this site and its development would also adversely affect the visual separation between Dilwyn and Dilwyn Common, with consequent impact on their characters. Planning permission has been refused very recently for conservation, landscape and biodiversity reasons which are concurred with. The gap

between the two parts of the settlement marks the distinct change in characteristics between its two parts.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	18A
Location/Address:	South-west of Orchard Close/Castle Mount
Submitted By:	Landowner
Site Area:	3.7 ha
Estimated number of dwellings:	Potential 50 – 65 dwellings. Developer indicates approximately 30 homes
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – land with medium suitability (HLAA/161/001)



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	Potential effects on setting of Castle Mound Scheduled Ancient Monument. Structural landscape works, design and reduced site area should mitigate effects.	0
1.2 Fits sensitively into landscape and setting of the settlement	The site is adjacent to the current built-up area of the village and sits in the hollow below the ridges that generally surround the village. It is within an area that has seen notable recent development. The scale of development will alter the setting of the village although could be mitigated to some extent through structural landscaping.	-
1.3 Effect on natural environment	There would be a loss of hedgerow that would need to be replaced through compensatory planting. Grassland does not appear to be unimproved.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Development lies just outside the Conservation Area boundary at the western approach and edge. A quality	0

	development reflecting the density of the village core area with areas of tree planting would reflect the character assessed for this area.	
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2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/ Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of very good quality agricultural land, bordering excellent.	-

3. Protecting and Enhancing Community Facilities		
3.1 Provides support for parish facilities/services	No connection to footpath but within 0.25m/400meters of School House Corner	0

4. Promoting Sustainable Transport		
4.1 Safe vehicular access	It should be possible to achieve a suitable access to the site	0
4.2 Effect on highway network (vehicles)	If a suitable access can be achieved, the site can gain access to the A4112 without having to pass through the village and consequently would have a lesser effect on the village street and local network.	0
4.3 Effect on pedestrian/cycle network	The site does not immediately abut a footpath although one starts relatively close by.	-
4.4 Facilitate improvements to traffic problems	The scale of development is such that it might be necessary and possible to achieve some traffic calming measures at the on entry to the village where there is a higher level of traffic entering quickly because of the road configuration. This would also benefit pedestrians walking along the short stretch prior to joining the public footpath to the north.	+

5. Contribution to Meeting Local Housing Needs – Site potential		
Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
		●

Conclusion
Development of the site will affect the landscape and potentially the setting of the nearby heritage asset. The effects may be reduced through appropriate mitigation. It is reasonably close to village facilities although there is no immediately accessible footpath. Traffic calming might improve pedestrian safety for the short distance between the site and the start of the footpath.

DILWYN NEIGHBOURHOOD PLAN STAGE 2 SITE ASSESSMENT APRIL 2018

Site information	
Site Reference No.	18B
Location/Address:	East of Brookside Bungalow
Submitted By:	Landowner
Site Area:	0.3 ha (0.75 acres)
Estimated number of dwellings:	3 - 5
Current Use:	Agricultural land
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – land with no suitability during plan period (HLAA/161/002)



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effects	0
1.2 Fits sensitively into landscape and setting of the settlement	Site is within Dilwyn Common where development is along the frontage of its lane. Development in depth should be avoided as contrary to its setting and character although depth of site suggests frontage development envisaged. This would be consistent with the area's character although at this location there is limited development on the south side of the lane. Nevertheless, the ribbon form is visible in this location.	0
1.3 Effect on natural environment	Status of grassland unknown. Site contains a number of notable and elderly trees that would need to be checked for presence of bats. More detailed information would be required in relation to its ecological value and the assessment reflects this need.	-
1.4 Effect on built and historic environment	HER does not show the site close to any heritage asset. Site falls within the Conservation Area at Dilwyn Common. Characteristic is no development in depth. Single plot depth would be the most appropriate form of development given the nature of the site.	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution

2.1 Sewage/sewerage treatment effects/problems	No issues identified	0
2.2 Flooding and land drainage	No effect anticipated	0
2.3 Greenfield/Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land.	-

3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	No connection to footpath but within 0.25m/400meters of School House Corner	0
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	The site is on the outside of a bend along a narrow lane and visibility for a small scheme of frontage development should be possible achieving a safe access.	0
4.2 Effect on highway network (vehicles)	The level of development on this site for development would only marginally change the nature of the narrow lane provided a low-density scheme was envisaged.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
	●	

Conclusion

Immediately adjacent to built-up part of Dilwyn Common where some change anticipated through grant of pp just to the west. Some mitigation measures would be required, including for any loss of hedgerow.

**DILWYN NEIGHBOURHOOD PLAN
STAGE 2 SITE ASSESSMENT APRIL 2018**

Site information	
Site Reference No.	18C
Location/Address:	Land at Dilwyn Common
Submitted By:	Landowner
Site Area:	Small
Estimated number of dwellings:	1 dwelling
Current Use:	Small uncultivated parcel of land separated from larger agricultural field by brook.
Planning History:	None known
Any Previous Use:	N/A
Included in Herefordshire SHLAA:	Yes – but this is part of a much larger site considered within the SHLAA (HLAA/161/ 008) land with no suitability during plan period)



1. Protecting and Enhancing the Environment of the Village		
1.1 Effect on National/international environmental designations	No effect	0
1.2 Fits sensitively into landscape and setting of the settlement	This is a very small plot that would have a marginal effect in this location.	0
1.3 Effect on natural environment	Hedgerows in very poor condition, with gaps and limited woody species. Unlikely to be of value. Grassland unlikely to be of value	0
1.4 Effect on built and historic environment	No effects	0

2. Making the Best Use of Land and Resources, and Avoiding Pollution		
2.1 Sewage/sewerage treatment effects/problems	Development might add to the pollution problem in this vicinity.	-
2.2 Flooding and land drainage	No effect anticipated	0

2.3 Greenfield/ Brownfield/Ag. Land quality	It is a greenfield site in an area considered to be of good/moderate quality agricultural land, although its size may reduce its effectiveness for agriculture.	-
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3. Protecting and Enhancing Community Facilities

3.1 Provides support for parish facilities/services	Site beyond 0.25 mile/400m of School House Corner.	-
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4. Promoting Sustainable Transport

4.1 Safe vehicular access	Should be possible to achieve a safe access for individual dwelling.	0
4.2 Effect on highway network (vehicles)	The level of development on this site for development would have no effect on the local road network.	0
4.3 Effect on pedestrian/cycle network	Does not connect to the public footpath network. Drives and verges in various locations offer the opportunity to step away from vehicles using road although not ideal.	-
4.4 Facilitate improvements to traffic problems	No effect	0

5. Contribution to Meeting Local Housing Needs – Site potential

Small – up to 4 dwellings	Medium – 5 to 10 dwellings	Large – 11 dwellings +
●		

Conclusion

Site too small to form an allocation. Previously major part of this site included within Dilwyn Common Settlement boundary in Leominster District Local Plan. Should a settlement boundary be defined again for this area, it might usefully fall within this for the slightly enlarged area.

Appendix 6: Summary of Site Suitability Analysis

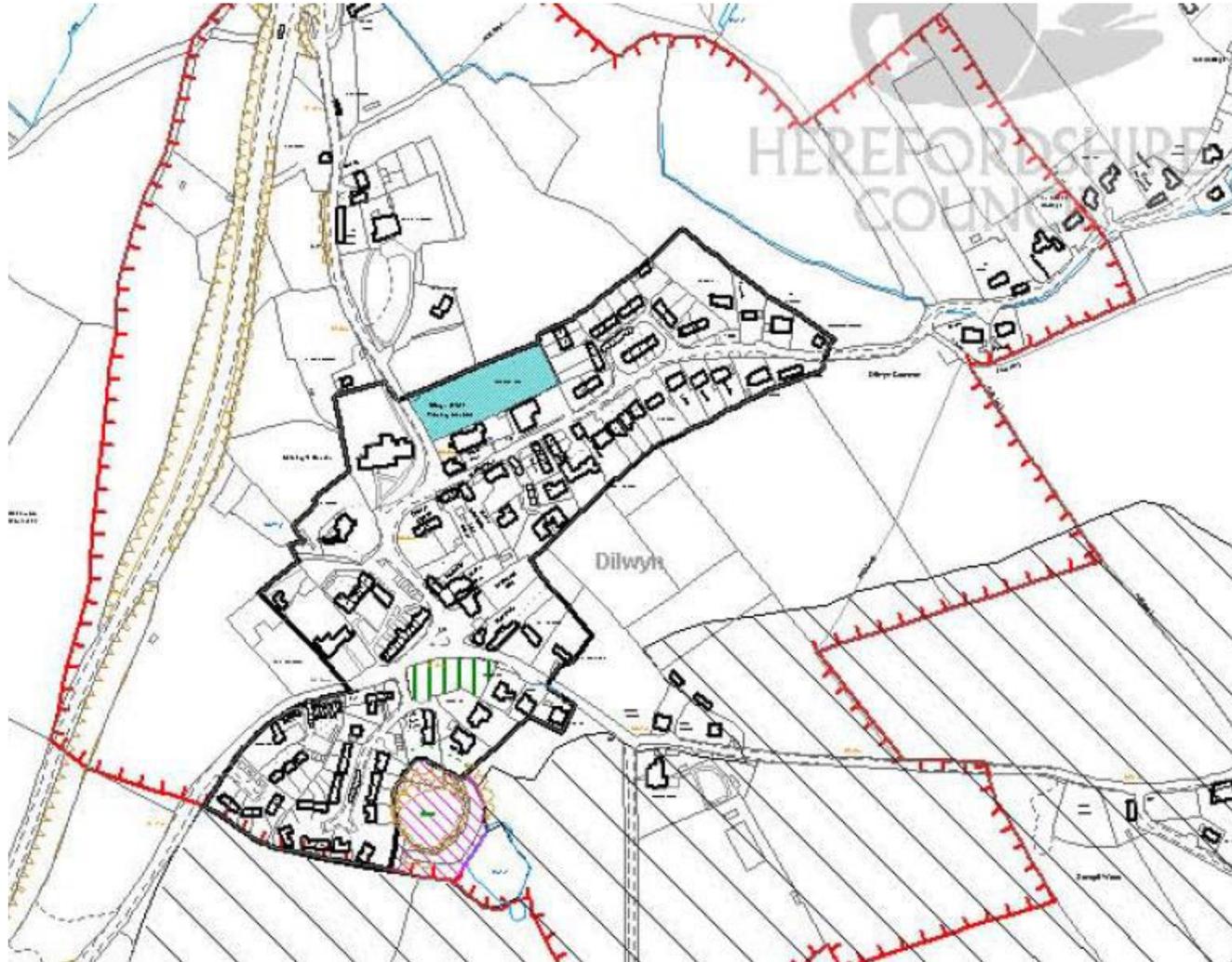
Criterion/Site Ref	1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	4.1	4.2	4.3	4.4	5	Comments	Ranking
1A	0	-	0	0	-	0	--	--	0	-	--	0	S	Isolated site that would only form part of the built-up area of the settlement should 2/3 major sites between it and the current village edge be proposed.	5
1B	0	--	-	0	0	0	-	--	0	0	-	0	L	Isolated very small site that would only form part of the built-up area of the settlement should 2/3 major sites between it and the current village edge be proposed.	8
2	0	-	--	-	0	0	-	0	0	0	-	0	M	Biodiversity value weighs heavily against this site and also adversely affect Dilwyn's character and setting.	4
4	0	--	0	-	0	0	-	-	--	0	-	0	M	Deliverability is questioned in addition to effect on the character of Dilwyn Common.	9
5	0	--	0	-	0	0	-	-	--	0	-	0	M	Deliverability is questioned in addition to effect on the character of Dilwyn Common.	8
6	0	-	-	-	0	0	0	0	--	0	-	0	S	Achieving a safe access may be difficult and would result in the change in character of the approach to the village at this point.	3
7A	0	0	-	0	-	0	-	-	0	0	-	0	S	A small part of this site was previously in a settlement boundary and sits adjacent to the built-up area of Dilwyn Common. Development in depth should be avoided.	2
7B	0	--	-	0	-	0	-	-	0	-	-	0	M	Isolated medium sized site that would only form part of the built-up area of the settlement should other land between it and the current village edge be proposed within a settlement boundary.	6
7C	0	--	-	0	0	0	0	-	--	0	-	0	M	Deliverability is questionable in that it is understood the frontage plot is in a separate ownership. Development behind the frontage dwellings would be out of character with Dilwyn Common. Infill plot on frontage may be included in settlement boundary.	7
8	0	-	--	0	0	0	0	-	0	-	-	0	S	Biodiversity value weighs heavily against this site and also adversely affect Dilwyn Common's character.	4
10	0	-	0	0	-	0	-	-	0	-	-	0	M	Continues the ribbon form of development along the lane and also adversely affect Dilwyn Common's character.	3
11	-	0	-	-	0	0	0	+	--	0	+	+	L	Achieving a safe access may be difficult and requires major technical exercise to determine suitability and delivery, including effects on the natural environment and heritage assets. However, is a well-located site for development to contribute to the village.	2

12	0	--	-	-	-	0	0	-	-	-	-	0	M	A small area along the frontage might be developed in a way that was sensitive to the character of the area, but the full site would result in an awkward development completely out of character to the area.	5
16A	0	--	-	-	-	0	-	-	0	-	--	0	L	Site with major environmental and locational disadvantages.	5
16B	0	--	-	-	-	0	-	-	0	-	--	0	L	Site with major environmental and locational disadvantages.	6
16C	0	--	-	-	-	0	-	-	0	-	--	0	L	Site with major environmental and locational disadvantages.	4
16D	0	--	-	-	-	0	-	-	0	-	--	0	L	Site with major environmental and locational disadvantages.	7
17	0	-	--	-	0	0	-	0	0	0	-	0	L	Biodiversity value weighs heavily against this site and also adversely affect the visual separation between Dilwyn and Dilwyn Common, with consequent impact on their characters.	3
18A	0	-	-	0	0	0	-	0	0	0	-	+	L	Will be effects on the landscape and nearby heritage asset but may be reduced through appropriate mitigation.	1
18B	0	0	-	0	0	0	-	0	0	0	-	0	M	Immediately adjacent to built-up part of Dilwyn Common where some change anticipated through grant of pp. Some mitigation measures would be required.	1
18C	0	0	0	0	-	0	-	-	0	0	-	0	S	Within a previous settlement boundary defined for Dilwyn Common	1

Small sites: 1 – 4 dwellings
Medium sites: 5 – 10 dwellings
Large sites: 11+ dwellings

Appendix 7: Previously Defined Settlement Boundaries for Dilwyn Village

1. Herefordshire Unitary Development Plan 1996 - 2011



2. Leominster District Local Plan 1986 - 2001

