Policies In Final Plan

Policy DW1: SUSTAINABLE DEVELOPMENT

Positive measures will be supported that promote sustainable development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following priorities that are considered essential for maintaining a cohesive and resilient community:

a) A substantial proportion of new homes will meet the needs of local people unable to compete on the open housing market;

b) New development shall have regard to conserving and enhancing the natural beauty and amenity Dilwyn’s Natural Beauty and to respecting the setting, character, appearance and cultural heritage of the Dilwyn Conservation Area;

c) The scale and phasing of development should be appropriate to the needs of the community and enable new residents to be absorbed into the community;

d) Development will foster the social and economic wellbeing of the community of Dilwyn

e) Diversification of the local rural economy will be supported in particular by enabling businesses to develop in scale with the rural character of Dilwyn parish

f) Good practice such as tree planting, promotion of walking and cycling facilities and reduction of dependence on travel by car will be encouraged.

g) The widest range of local facilities and infrastructure should be available to serve the needs of the community.

Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal, any decision should reflect, where possible, the community’s sustainable development priorities set out above and also policies within Herefordshire Local Plan (Core Strategy), in particular Policy SS1.

NPPF

Policy DW2: SAFEGUARDING DILWYN OUTSTANDING NATURAL BEAUTY

Measures to maintain and reinforce Dilwyn Parish’s natural environment and landscape character will be promoted wherever possible. New development shall have regard to conserving and enhancing the natural beauty and amenity of the Dilwyn’s Outstanding Natural Beauty, and, where appropriate, to respecting the setting, character, appearance and cultural heritage of the Dilwyn Conservation Area. Development should contribute positively to the area’s rural character should -

a) Give highest priority to conservation and enhancement of the amenity, visual quality, natural beauty, wildlife and cultural heritage of Dilwyn Village an Area of Outstanding Natural Beauty;

b) Not adversely affect landscape character but where appropriate include measures to conserve, restore or enhance this;

c) Contribute towards the ecological network of the area with measures, in particular, to support the biodiversity value of designated and local sites;

d) Maintain and where appropriate extend tree cover;

e) Retain important landscape and biodiversity features such as ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available.

f) Proposals for schemes which are judged to be ‘major development’ will, following guidance in NPPF para.116, be resisted except where a proposal is necessary for the public benefit and there are no alternative locations outside the AONB

NPPF para 11-12,115-116,137-138

Herefordshire Local Plan (Core Strategy)

Policy DW4 SEWAGE TREATMENT WORKS

Developers should demonstrate that their proposals will not overload the sewerage system and development which would result in the capacity of the Dilwyn Common’s Waste Water Treatment Works and its contributory pipe network being exceeded will not be permitted. The potential impacts of development on the sewerage system may involve developers:

a) working with Welsh Water to fund appropriate upgrades to the sewerage system and/or b) providing alternative arrangements for the discharge and treatment of foul water

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

Herefordshire Local Plan (Core Strategy)

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| Policy DW 6 COUNTRYSIDE ACCESS  Developments which diminish the value of the rights of way network and open views, will be resisted:   1. where existing rights of way may be affected by proposals for development, any proposed alternative route should be at least of equal utility value and be as satisfactory as the existing right of way. Any new route should be dedicated as a public right of way and provide improvement to existing routes or provide new sustainable walking routes to village facilities 2. b) proposals to enhance the public right of way network will be supported, particularly where they lead to increased access for walkers and horseriders, without harming the quiet enjoyment of other users.   NPPF para 75  FNP Resident Survey Qu  Herefordshire Local Plan (Core Strategy |

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| Policy DW7 CONSERVATION of DILWYNS HISTORIC CHARACTER Development proposals will be expected to conserve or enhance listed buildings, archaeological sites and other buildings considered to contribute to local or historic interest, together with their settings. In addition they should retain the overall character of the village and in particular the character, setting and appearance of the Dilwyn Conservation Area should be preserved or enhanced.  Proposals will be supported that:   1. do not adversely affect the following views and vistas valued by residents from and into the village:  * The vista in the directions from the Church towards the village centre and towards the common. * The vista through the Black & White village centre. * The view from Townsend house across Court Orchard towards the Castle and Castle pond.   b) make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, and plot width and form;  c) retain locally important buildings and structures that contribute to Dilwyn’s character and these, together with Listed Buildings and the overall form of dwellings should be used help inform the design concept for new development;  d) where innovative design is proposed, developments should fit sensitively into the village frontage;  e) retain stone walls, tree cover and hedgerows as essential components of the village character;  f) ensure new street furniture is minimal and appropriate to the village character  Developers must clearly evidence how their proposals have taken into account local character and distinctiveness and they must iterate the steps taken to produce high quality design that where appropriate also conserves and where possible enhances significant heritage assets together with their settings. Proposals that fail to respond adequately to their context will not be permitted. |

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| Policy DW9 HOUSING NUMBERS  The Plan will provide for a minimum of ???? new homes to meet demonstrated local housing needs and contribute to the wider housing market over the plan period between 2011 and 2031.  This figure includes new dwellings constructed or with planning consents granted between April 2011 and May 2015; windfalls within and outside the Settlement Boundary and appropriate development in the countryside where schemes meet tests for sustainable development  The plan allocates ??????? housing sites as follows:  1. Meadow adjacent to Orchard Close is allocated for approximately 30 dwellings subject to the proposed development meeting the following requirements:  a)addressing the significant environmental effects on the close and Castle Mount.  b) minimising potential impacts on the landscape character of the west part of the village by the planting of a environmental corridor.  c) achieving a safe highway access closer to the village. Traffic calming  d) achieving a safe pedestrian access to village facilities (Footpath)  NPPF para 47-49 DNP Resident Survey Q7 Herefordshire Local Plan (Core Strategy) |

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| Policy FW10 HOUSING INFILL    Development of infill sites within the Settlement Boundary will be supported  a) If the development is in keeping with the scale, form and character of its surroundings b) If it does not impact adversely on the amenity of neighbouring properties c) If it does not result in inappropriate development in residential gardens d) If it has a safe and suitable access to the range of community facilities.  NPPF para 48, 116 FNP Resident survey Q10c Herefordshire Local Plan (Core Strategy) |

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| Policy FW11 HOUSING IN THE COUNTRYSIDE  Development in areas outside the adopted Fownhope Settlement Boundary will be limited to:  a) Replacement of existing dwellings b) Extensions of existing dwellings as outlined in policy FW11 c) Exception sites to meet local housing needs as outlined in policy FW13 d) Conversion of redundant rural buildings as outlined in policy FW19 e) Reconstruction of derelict and abandoned buildings which were originally permanent structures and of substantial construction intended to provide permanent residential accommodation, subject to a local occupancy condition.  Such development must accord with other policies. Permitted development rights will be removed to ensure reasonable controls exist over future extension and modification in the interests of landscape and visual amenity across the Wye Valley AONB NPPF para 55 FNP Resident survey Q10b, 11 Herefordshire Local Plan (Core Strategy) RA3 |

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| Policy FW12 EXTENSIONS TO DWELLINGS  Planning applications will be supported for extensions subject to:  a) overall design, size, appearance, scale, height and mass remaining visually subservient to the main dwelling b) the external facing materials should match or complement the materials in the host dwelling and c) no significant and adverse impact on the amenity of neighbouring properties  FNP Resident Survey Q13a Herefordshire Local Plan (Core Strategy) |

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| Policy FW13 AFFORDABLE HOUSING    The need for affordable housing to rent, for shared ownership and for discounted sales will be met by ensuring that a substantial proportion of homes on allocated sites are to meet local housing needs.  a) Developments on larger sites capable of more than10 dwellings which have a combined gross floor space of more than 1000 square metres, will ensure that up to 35% of properties are made available to meet local housing needs to rent, for shared ownership and for discounted sales  b) All ‘affordable’ homes will be subject to Section 106 agreements ensuring that priority for allocation, on the first and all subsequent lettings, is first given to those demonstrating a local housing need. Local connections criteria are set out in para 18.4. A ‘cascade’ arrangement will be in place to ensure that where nobody with a local connection is forthcoming then properties will be offered at a second stage to those from the neighbouring parishes of Brockhampton, Woolhope and Mordiford, and finally to those from the rest of Herefordshire.  c) Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.  NPPF para 50, 54 FNP Resident Survey Q3,4,5 Herefordshire Local Plan (Core Strategy) H1H2 |

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| Policy FW15 PHASING OF DEVELOPMENT  There will be a presumption that development within Fownhope village should be spread over the whole plan period at a rate of an average of 15 to 20 dwellings in each five year period between 2011 and 2031. Variation from this phasing rate may take place should evidence from future housing need surveys indicate a higher rate is required to meet an identified local need.  NPPF para 54 FNP Resident Survey Q3,4,5 Herefordshire Local Plan (Core Strategy) H1H2 |

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| Policy FW16 DESIGN CRITERIA    An integrated approach to achieve a high standard of design will be required in particular to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of design measures which, in addition to regulatory requirements, include:  a) Incorporating locally distinctive features - although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene. b) Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, the provision of energy and water conservation measures, cycle and recycling storage, broadband infrastructure and renewable energy infrastructure such as photovoltaic panels c) Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the parish where opportunities are available. d) Hard and soft landscape proposals not resulting in a suburbanised appearance, for example through the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel; e) Seeking on-site measures that support energy conservation, such as through tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary. f) Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties g) Minimising construction traffic and reducing waste. h) Including, within schemes of ten or more homes, at least two homes that meet standards for lifetime homes designed for disabled access.  NPPF para 56-58, FNP Resident Survey Q13 Herefordshire Local Plan (Core Strategy) |

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| Policy FW17 SETTLEMENT BOUNDARY  To allow for required development and controlled growth, a settlement boundary is retained and extended to include sites identified for new housing, as shown on Fownhope Village Policies Map. Development should not detract from the character and appearance of the village, especially within Fownhope Conservation Area, or its setting within the Wye Valley Area of Outstanding Natural Beauty.  FNP Resident Survey Q10,17 Herefordshire Local Plan (Core Strategy) |

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| Policy FW20 REDUNDANT RURAL BUILDINGS  Where it can be demonstrated that rural buildings are no longer appropriate for agricultural use there will be a presumption in favour of re-use for other tourism/business purposes, and where appropriate for conversion to residential use subject to not having a harmful impact on the landscape and setting, or on the local road network.  This policy will not apply to the demolition and reconstruction of modern portal framed or similar agricultural or commercial buildings or to the demolition and reconstruction of temporary buildings or structures  In considering repair, alteration or conversion of farmsteads due reference should be made and detailed consideration given to the relevant local and countryside guidance.  NPPF para 51,55 FNP Resident Survey Q16c Herefordshire Local Plan (Core Strategy) RA5 |

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| Policy FW27 HIGHWAYS & INFRA-STRUCTURE  Proposals for development will need to show that:  a) Safe access is provided onto adjacent roads b) They make full and adequate provision for off-street parking within residential development, including parking for visitors c) They should not lead to a significant increase in traffic volumes and speeds d) where new roads are created on new developments, they will be served by ‘shared surfaces’ e) The site is linked to the village by an existing footway or through the creation of a new footway that provides safe passage to the range of village facilities including bus stops f) No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety g) Contributions will be made through the Community Infrastructure Levy towards improved public transport services and facilities  NPPF para 35, 74-76 FNP Resident survey |

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| Policy FW21 RETAIL SERVICES and RECREATIONAL FACILITIES  Applications for change of use from retail to residential uses will be resisted unless it can be demonstrated that the use of the premises for business is no longer viable or needed, or that alternate facilities are available within Fownhope.  Applications to extend and improve shops and recreational facilities will be supported where they improve the viability of the enterprise, subject to having regard to the amenity of adjacent properties.  NPPF para 28, 70 FNP Resident Survey Q16A Herefordshire Local Plan (Core Strategy) SC1 |

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| Policy FW 22 RETAINING COMMUNITY ASSETS  Planning applications for any change of use of the following facilities will be not be permitted unless the Parish Council has first been notified and given the opportunity to seek to retain their use or seek alternative solutions, these include, but are not limited to a) Green Man Public House b) New Inn c) West End Stores/PO d) Pritchard Butchers  NPPF para 70 FNP Resident Survey Q16a Herefordshire Local Plan (Core Strategy) |

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| Policy DW28 GREEN SPACES  The following local green spaces will be protected because of their beauty, historic value, special significance to the local community or recreational value   * Village Green * Court Orchard * Bank Top Orchard (known as the Banky) * Meadow adjacent to the school field and the cemetery * St Mary’s School playing field * St Mary’s Churchyard * St Marys Cemetery   Proposals for any developments on these sites will be resisted unless they are directly related to the retention or management of the green space.  NPPF para 70-78  FNP Resident survey  Q 14 |

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| Policy FW24 COMMUNITY BUILDINGS  Proposals to expand, enhance and protect the viability of community facilities such as the school, playgroups and community buildings such as the New Memorial Hall, Recreation Pavilion, and the Community Room in Faulkner House will be supported, subject to having regard to the amenity of adjacent properties.  NPPF para 28 FNP Resident Survey Q CLP Herefordshire Local Plan (Core Strategy) |