

RE: Dormington & Mordiford Group Regulation 16 submission neighbourhood development plan consultation

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments regarding the above proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed Ordnance survey historical plans, I would advise the following regarding the x2 sites identified in **Policy DM8 Site Allocations for Market Housing and Policy DM9 Site Allocation for Rural Exception Housing** (Site DM9/1 The Lime Kiln, Hope Springs, Mordiford) all indicated in brown on the maps provided in the NDP.

Policy DM8 Site Allocations for Market Housing

The following x2 sites (**Policy DM8**) have all historically been used as orchards. By way of general advice, I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.

- Site DM8/1 (DMNP5) Sufton Cottage, Sufton Lane, Mordiford 0.65ha, 10 dwellings;
- Site DM8/2 (DMNP7) Fort House, Upper Dormington, 1.44ha, 1 dwelling;

Policy DM9 Site Allocation for Rural Exception Housing

Site DM9/1 identified as a Rural Exception Site suitable for 5 Affordable Houses

- Site DM9/1, The Lime Kiln, Hope Springs, Mordiford

Historical maps indicate; Site DM9/1 identified as a Rural Exception site has had the following potentially contaminative uses associated with the site;

- Maps from 1891 indicate some of the site was formerly used for General Quarrying
- Maps from 1891 indicate the site was associated with Cement, lime & plaster products manufacture.
- Maps indicate the subject site is approximately 100m east of a former landfill site (known as Bagpipers Tump)

DM9/1 site's historic potentially contaminative uses will require consideration prior to any development.

Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Technical notes about the condition

1. Assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2019.
2. All investigations of potentially contaminated sites are required to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.
3. Where ground gas protection measures are required, they shall be validated in accordance with current best practice guidance.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy & Environment Directorate
Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk

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The Coal
Authority

200 Lichfield Lane
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T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Neighbourhood Planning and Strategic Planning teams

Herefordshire Council

[By email: neighbourhoodplanning@herefordshire.gov.uk]

21 February 2025

Dear Neighbourhood Planning and Strategic Planning teams

Re: Dormington & Mordiford Group Regulation 16 Neighbourhood Development Plan

Thank you for your notification of 6 February 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.

Yours

The Coal Authority Planning Team

Sent via email

19 March 2025

Dear Sir/Madam,

Dormington and Mordiford Neighbourhood Plan – Regulation 16 Submission

Thank you for your email regarding the above consultation and we appreciate the opportunity to respond. We offer the following representation on the proposed housing allocation:

DM8/1 Sufton Cottage, Sufton Lane, Mordiford (10 dwellings):

- Water supply There are no issues in providing a supply of clean water to this proposed allocation. A point of connection to the water network would need to be agreed and may require the laying of off-site water mains.
- Sewerage There are no issues in the public sewerage network accommodating the foul-only flows from this proposed allocation. A point of connection to the sewerage network would need to be agreed and may require the laying of off-site foul sewers.
- Wastewater treatment The site is within the catchment of Mordiford (Sufton Rise) Wastewater Treatment Works (WwTW) which has sufficient capacity to accommodate foul flows from the proposed development.

DM8/2 Fort House, Upper Dormington (1 dwelling):

- Water supply There are no issues in providing a supply of clean water to this proposed allocation. A point of connection to the water network would need to be agreed and may require the laying of off-site water mains.
- Sewerage There are no public sewers close to the site.
- Wastewater treatment There are no Wastewater Treatment Works (WwTWs) close to the site.

DM9/1 The Lime Kiln, Hope Springs (5 dwellings):

- Water supply There are no issues in providing a supply of clean water to this proposed allocation. A point of connection to the water network would need to be agreed and may require the laying of off-site water mains.
- Sewerage There are no public sewers close to the site.
- Wastewater treatment There are no Wastewater Treatment Works (WwTWs) close to the site.

We hope that the above information will assist you as you continue to progress the Neighbourhood Plan. In the meantime, should you require any further information please contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.

Yours sincerely,

Dewi Griffiths
Development Growth Officer
Developer Services

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic and Neighbourhood Planning Team

Name of NDP: Dormington and Mordiford Group Neighbourhood Development Plan 2023 – 2041 – Regulation 16 Draft Plan

Date: 02/04/25

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy DM1 Conserving and Enhancing Local Landscape Character	SS1; SS6; LD1-LD3	Y	
Policy DM2 Local Green Spaces	N/A	Y	
Policy DM3 Biodiversity	SS6; LD1; LD2; LD3; SD3; SD4	Y	
Policy DM4 River Wye Special Area of Conservation (SAC)	SD3; SD4; LD1; LD2; LD3	Y	
Policy DM5 Responding to Local Character	SS6; LD1; LD4	Y	
Policy DM6 Sustainable Design	SS6; SD1	Y	
Policy DM7 Housing	SS2; H1; H3	Y	
Policy DM8 Site Allocations for Market Housing	SS1; LD1; LD2; LD3; LD4; SD1; SD2; SD3; SD4	Y	
Policy DM9 Site Allocation for Rural Exception Housing	H2	Y	
Policy DM10 New	SC1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Community Hall, Mordiford School			
Policy DM11 Sustainable and Active Travel	SS4; MT1	Y	Would you want <i>all</i> residential development to include mobile telephone infrastructure? I don't think a small-scale development would. Maybe access to a good signal instead?
Policy DM12 Local Infrastructure and Developer Contributions	SS4; SC1; OS1; OS2; MT1; ID1.	Y	
Policy DM13 Flooding, Wastewater and Sewerage	SD3; SD4	Y	
Policy DM14 Rural Enterprise	RA6; E4	Y	
Policy DM15 Community Energy Schemes	SS1; SS7; SD2	Y	

Latham, James

From: Burvill, Ewan <Ewan.Burvill@environment-agency.gov.uk>
Sent: 10 March 2025 12:20
To: Latham, James
Cc: clerk@dormingtonmordifordgroup-pc.gov.uk
Subject: RE: Dormington & Mordiford Group Regulation 16 submission neighbourhood development plan consultation
Attachments: Dormington & Mordiford Regulation 16.pdf; D&M Reg 14 Response.pdf

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Good Afternoon,

Please find attached our response and our previous response at the regulation 14 stage, referenced in our comments.

Should you require any further information, or wish to discuss these matters further, please do not hesitate to contact me.

Kind Regards,

Ewan Burvill
Planning Officer
Sustainable Places
Environment Agency West Midlands Area

direct telephone: 07721 669187

Team email: westmidsplanning@environment-agency.gov.uk



Herefordshire Council
Forward Planning
PO Box 4
Hereford
Herefordshire
HR4 0XH

Our ref: SV/2022/111226/OT-
09/IS1-L01
Your ref:

Date: 10 March 2025

FAO: James Latham

Email Cc to: clerk@dormingtonmordifordgroup-pc.gov.uk

Dear James,

Dormington and Mordiford Neighbourhood Plan Regulation 16 Consultation

I refer to your email of 06 February 2025 regarding the Dormington and Mordiford Regulation 16 Neighbourhood Development Plan (NDP). We have reviewed the amended NDP, Environmental Report and Appropriate Assessment (AA) by Herefordshire Council and have the following comments to offer at this time.

We previously provided comments at the Regulation 14 stage (copy attached), offering comments on the four site allocations under Policy DM8 and DM9 and note that these allocations still remain the same from a fluvial flood risk perspective.

We also previously offered comments on potential impacts on the River Wye SAC Catchment and recognise no changes have been made to Policy DM4 and that the conclusions of the AA remain the same, stating that: *'there will not be any likely significant effects on the integrity of the River Wye (including River Lugg) SAC.'*

On the basis that the current submission is similar and proposes no negative impact on the River Wye alongside no sites in Flood Zone 2 or 3 we would have no further comments to offer at this time.

I trust the above is of assistance at this time.

Yours faithfully

Mr. Ewan Burvill
Planning Officer

Direct e-mail ewan.burvill@environment-agency.gov.uk

Herefordshire Council
Forward Planning
PO Box 4
Hereford
Herefordshire
HR4 0XH

Our ref: SV/2022/111226/OT-
08/IS1-L01

Your ref:

Date: 07 March 2024

FAO: James Latham

Email Cc to: clerk@dormingtonmordifordgroup-pc.gov.uk

Dear James,

Dormington and Mordiford Neighbourhood Plan Regulation 14 Draft

I refer to your email of 25 January 2024 regarding the Dormington and Mordiford Regulation 14 Neighbourhood Development Plan (NDP). We have reviewed the submitted NDP, Environmental Report and Appropriate Assessment (AA) by Herefordshire Council and have the following comments to offer at this time.

As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the Neighbourhood Plan level, so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient wastewater infrastructure in place to accommodate growth for the duration of the plan period.

Flood Risk

We note that the River Frome (statutory main river) flows around the Northern part of the plan boundary near Dormington connecting to the River Lugg (statutory main river) to the West which then flows along the Southwest portion of the plan boundary nearer Mordiford. The Pentoloe Brook (ordinary watercourse) flows through central plan area through Mordiford connecting to the River Lugg.

These various watercourses have associated Flood Zones 3 and 2 (the high and medium risk zones respectively) that have historically impacted areas within the plan boundary. However, please note that other potential development areas may also be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

The extent of the mapped Flood Zones within the Neighbourhood Plan area is shown in 'Figure 6: Flood Map for Planning' on page 75 of the NDP.

Site Allocations

There are three site allocations for Market Housing (DM8) and one site allocation for Rural Exception Housing (DM9) within the draft Neighbourhood Plan.

The first allocation within Policy DM8 is site 'DM8/1 Sufton Cottage, Sufton Lane, Mordiford'. We note that the entire site sits within Flood Zone 1 (the low-risk zone) on our Flood Map for Planning, there is some close proximity to Flood Zones 2 and 3 from the River Lugg.

The second and third allocation within Policy DM8 is sites 'DM8/2 Fort House, Upper Dormington, HR1 4ED' and 'DM8/3 Land north of Rectory Barn, Mordiford' which are both located entirely within Flood Zone 1.

The fourth allocation is within Policy DM9 at the site 'Site DM9/1 The Lime Kiln, Hope Springs, Mordiford' which is also located entirely in Flood Zone 1. Please note the boundary of this allocation is aligned with an unmodelled ordinary watercourse that could be prone to flooding.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk at this time. It should be noted that our Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the drainage team at Herefordshire Council as the Lead Local Flooding Authority (LLFA).

River Wye SAC Catchment

It is noted that Dormington and Mordiford falls within the River Lugg sub-catchment and that an AA has been undertaken in support of this NDP. As confirmed within the AA document the most significant issue within the River Wye SAC Catchment (included the River Lugg) relates to water quality and the potential impact of policies and site allocations within the NDP's.

We have previously provided comment on similar NDPs' with a view to ensuring a robust submission and that development can be achieved without impact on the integrity of the SAC, primarily within the Lugg Catchment.

The AA correctly confirms that Herefordshire Council are seeking to progress mitigation measures, including integrated wetlands, to assist in the reduction of phosphate levels and with a view to resolving water quality issues within the County, specifically the Lugg Sub-catchment.

It is noted, and welcomed, that the NDP includes a specific Policy section on the River Wye Special Area of Conservation and that **Policy DM4** now makes specific reference to impacts on the Catchment, including the need for nutrient neutrality and mitigation measures to secure such. It also references the Phosphate Credit Allocation Process being prepared which is an important tool with regards to the nutrient neutrality issues within the Catchment.

In consideration of the above Herefordshire Council should be satisfied, in consultation with NE, as the primary consultation body on this matter, that this approach, including possible mitigation, is viable and deliverable and that there is a reasonable degree of certainty provided to take forward the sites in the plan.

I trust that the above is of assistance.

Yours faithfully

Mr. Ewan Burvill

Planning Officer

Direct e-mail ewan.burvill@environment-agency.gov.uk

End



Historic E

Sir/Madam Neighbourhood Planning

Direct Dial: 0121 625 6887

Our ref: PL00798098

17 March 2025

Dear Sir/Madam Planning

DORMINGTON AND MORDIFORD GROUP REGULATION 16 NEIGHBOURHOOD PLAN.

Thank you for the above consultation and invitation to comment on the Submission Neighbourhood Plan.

Our previous comments on the earlier regulation 14 consultation remain entirely relevant, that is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment.

The design parameters set out in the Dormington & Mordiford Design Guide (AECOM 2023) will no doubt prove invaluable as a context and guide for future development. This approach and those policies designed to conserve and enhance both the distinctive character of the settlements of the neighbourhood area and the surrounding countryside whilst promoting local green space and green infrastructure is highly commendable”.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,

P. Boland.

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Neighbourhood Planning Team

From: Diane Clarke <Diane.CLARKE@networkrail.co.uk> on behalf of Town Planning NWC
<TownPlanningNWC@networkrail.co.uk>
Sent: 11 February 2025 11:16
To: Neighbourhood Planning Team
Subject: herefordshire - Dormington & Mordiford neighbourhood development plan

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OFFICIAL

Network Rail response on Neighbourhood Plans.

Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).

Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.

Network Rail – railway specific advice notice to LPAs/Developers

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any

works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

Asset Protection Comments:

Developments in the policy area should be notified to Network Rail to ensure that:

(a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.

(b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.

- Drainage works / water features
- Encroachment of land or air-space
- Excavation works
- Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
- Lighting impacting upon train drivers' ability to perceive signals
- Landscaping that could impact upon overhead lines or Network Rail boundary treatments
- Any piling works
- Any scaffolding works
- Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
- Any use of crane or plant
- Any fencing works
- Any demolition works
- Any hard standing areas

For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.

All initial proposals and plans should be flagged up to the Network Rail Town Planning at the following address:

Email: TownPlanningNWC@networkrail.co.uk

Railway Station

Consideration should be given in Transport Assessments to the potential for increased footfall at Railway Stations as a result of proposals for residential development / employment areas within the neighbourhood area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.

Level Crossings

Developments within the neighbourhood area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon any level crossings with mitigation implemented as required. We would encourage the Council to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and suitable mitigation incorporated within the development proposals and funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Where level crossing closure is the only option, the applicant is advised that closure would be via s257 of the T&CPA, and that closure would be required before the occupation of any dwellings.

Network Rail – railway specific advice notice to LPAs/Developers

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway

boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

From

Diane Clarke
Town Planning Technician NW&C
AssocRTPI
Network Rail
Email: TownPlanningNWC@networkrail.co.uk

Neighbourhood Planning Team

From: HINDLE, Joanna (NHS HEREFORDSHIRE AND WORCESTERSHIRE ICB - 18C) <joanna.hindle3@nhs.net>
Sent: 12 February 2025 09:37
To: Neighbourhood Planning Team
Cc: HALLAHAN, Michelle (NHS HEREFORDSHIRE AND WORCESTERSHIRE ICB - 18C)
Subject: RE: Dormington & Mordiford Group Regulation 16 submission neighbourhood development plan consultation

You don't often get email from joanna.hindle3@nhs.net. [Learn why this is important](#)

Good Morning,

Thank you for notifying NHS Herefordshire & Worcestershire Integrated Care Board (ICB) of the Dormington & Mordiford Neighbourhood Development Plan consultation.

NHS Herefordshire & Worcestershire ICB has no direct comment on the plan but welcomes the proposal “Provide suitable infrastructure to accommodate high-speed broadband and mobile telephones”, which is of benefit to the provision of healthcare into rural communities.

Kind Regards,

Jo Hindle
Delegated Commissioning Manager
NHS Herefordshire and Worcestershire
01905 896985 | joanna.hindle3@nhs.net

Neighbourhood Planning Team

From: Mid Planning <MidPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 20 March 2025 15:49
To: Neighbourhood Planning Team
Subject: Dorm Mord NDP - Dormington and Mordiford NDP (LDP) - NRW Response NRW:07381169

Dear Sir/Madam

Thank you for consulting Natural Resources Wales on the Dormington and Mordiford neighbourhood development plan. We have reviewed the plan and have no comments to make, but refer you to Natural England as the Appropriate Nature Conservation Body (ANCB) to consider the Plans proposal further.

Kind Regards

Bryn Pryce

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 0300 065 4795

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Neighbourhood Planning Team

From: [REDACTED]
Sent: 19 February 2025 14:39
To: Neighbourhood Planning Team
Cc: [REDACTED]
Subject: DRAFT DORMINGTON/MORDIFORD NDP - THE LIME KILNS, MORDIFORD, HEREFORDSHIRE, HR1 4LT.

You don't often get email from jane@williamsbrothersltd.co.uk. [Learn why this is important](#)

Dear All,

RE: DRAFT DORMINGTON/MORDIFORD NDP - THE LIME KILNS, MORDIFORD, HEREFORDSHIRE, HR1 4LT.

We are pleased to see that the Lime Kilns, Mordiford is included in the draft NDP as a potential site, but we wish to confirm that this is not a financially viable project for us to demolish the existing building and replace with five affordable dwellings, whatever their affordable tenure. As we are sure you are aware, the cost of building and then sale price of affordable units, are such that we would be out of pocket.

We are however happy to work with the NDP Steering Group to bring some development forward to enhance the site within the AONB, but it will be necessary to have some market housing in cross-subsidy or alternatively smaller scale market housing exclusively.

We look forward to discussing further options with you in due course.

Yours faithfully,

Stewart and Mark
Williams
[REDACTED]

Policy DM9 Site Allocation for Rural Exception Housing

Site DM9/1 The Lime Kiln, Hope Springs, Mordiford (Site DMNP6 in the Site Options and Assessment Report)



Site DM9/1 is identified as a Rural Exception Site suitable for 5 Affordable Houses subject to Herefordshire Local Plan Core Strategy 2011 – 2031 Policy RA3 – Herefordshire's countryside and Policy H2 Rural Exception Sites and planning conditions.

This site is located within the Wye Valley National Landscape / AONB and therefore development will be expected to conserve and enhance the area's landscape and scenic beauty and wildlife and cultural heritage. The development will be sensitively located and designed to avoid or minimise adverse effects on the AONB.

Development will be supported where:

- A. Appropriate remediation (and if necessary, demolition) is carried out to ensure the site is suitable for residential use;
- B. There is no adverse impact on nearby Scutterdine Quarry SSSI and opportunities are taken to restore the pond to the north of the site;
- C. Suitable and safe vehicular, pedestrian and cycle access to the site is provided;
- D. Development avoids areas of high risk of surface water flooding along the western boundary of the site; and
- E. Existing vegetation on site boundaries and other landscape features are retained and where possible enhanced as part of landscaping schemes and the layout and design minimises visual impact on the surrounding sensitive landscape area.