

**From:** Riddle, Siobhan  
**Sent:** 28 July 2025 16:51  
**To:** JOHN SLATER  
**Cc:** Julia Cotton; Neighbourhood Planning Team <[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)>  
**Subject:** RE: Dormington and Mordiford NP

Dear John

Further to your queries please see responses below about [Dormington and Mordiford NDP January 2025](#):

**Housing from two or more small dwellings into one.**

This is the response from our Development Management colleagues:

Inspector is correct it in that as a general rule should not require permission to convert or combine two houses or flats into one as the works are internal and therefore not development according to the Town and Country Planning Act 1990.

A change of use of a building from one unit into two is development as per [s55\(3\)\(a\) TCPA 1990](#), irrespective of whether the development would be a material change of use. But an amalgamation from two units into one is only development if it is a material change of use.

The recent cases have meant that we do need to give this loss some consideration but only in the context that we will need to establish if there has been a material change of use.

So I don't think the policy should be in there.

**AONB Position Papers**

The only NDP so far, is the [Walford Neighbourhood Plan January 2023](#) Policy WALF17 does contain a policy which lowers the affordable housing threshold to 6 or more for when a requirement for 40% affordable housing is required. It was not based on the AONB position Paper but more on the 1985 Housing Act relating to Designated Rural Areas. This is as a result of the change in provisions in the NPPF at para 65 where thresholds can be lowered in Designated Rural Areas. Walford parish is situated in the Wye Valley AONB/National Landscape. In the NPPF Designated rural areas are defined as National Parks, National Landscapes and areas designated as 'rural' under Section 157 of the Housing Act 1985. Walford is situated in the Ross on Wye Housing Market Area and an affordable housing target of 40 % is compliant with [Local Plan Core Strategy](#) Policy H1 targets but the target is lower.

Dormington & Mordiford are situated in the Hereford Housing Market Area where the target is 35%. The Core Strategy evidence has tested these viabilities to be acceptable but 50% is a higher target and has not been used elsewhere in other NDPs or viability tested.

I trust this is helpful.

Kind regards

Siobhan

**From:** JOHN SLATER  
**Sent:** 28 July 2025 12:18  
**To:** Riddle, Siobhan <[Siobhan.Riddle@herefordshire.gov.uk](mailto:Siobhan.Riddle@herefordshire.gov.uk)>  
**Cc:** Julia Cotton  
**Subject:** Re: Dormington and Mordiford NP

Hi Siobhan

I have another question arising from Policy DM7 . I note that the plan is incorporating the Wye Valley AONB Housing Position Statement 's proposed Policy on Affordable Housing in AONBs. My question is have other neighbourhood plans in the Wye Valley AONB which have passed examination, incorporated that policy with these thresholds?

On 28 Jul 2025, at 11:02, JOHN SLATER wrote:

Dear Siobhan

Can I ask you to enquire of your development management colleagues why the Herefordshire view is that amalgamation of two residential units into one require planning permission as my understanding is that if the works are internal , there is no material change of use of the property? . I am aware of the Richmond upon Thames LBC v Sec of State and the Royal Borough of Kensington and Chelsea v Secretary of State cases which state it can on an individual basis be seen as a material change of use if there is a policy requirement/ context but I cannot see any relevant policy in the Core Strategy that would be come into play . Could I ask that they explain why planning permission would be required for amalgamating two units into one? This is relevant to my consideration of the proposed Policy DM7. I am considering proposing a caveat " where planning permission is required" but I want to be sure that I understand Herefordshire's position.

Kind regards

John Slater BA(Hons) DMS MRTPI FRGS  
John Slater Planning Ltd  
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**From:** Riddle, Siobhan

**Sent:** 12 August 2025 15:44

**To:** JOHN SLATER

**Cc:** Neighbourhood Planning Team <[neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk)>; Mohamed, Mohamed <[Mohamed.Mohamed@herefordshire.gov.uk](mailto:Mohamed.Mohamed@herefordshire.gov.uk)>; Powell, Stuart <[Stuart.Powell@herefordshire.gov.uk](mailto:Stuart.Powell@herefordshire.gov.uk)>

**Subject:** FW: Dormington and Mordiford NDP\_Policy DM8/1 Sufton Cottage

Dear John

I wanted to bring to your attention a matter regarding Policy DM8 of the Dormington & Mordiford NDP which was raised as a result of an application on the site.

On **Policy DM8 Site Allocations for Market Housing**, reference is made to a public footpath running south east from the end of Sufton Rise. This appears not to be a public footpath. The public footpath actually runs along the south boundary of properties to the south of Sufton Rise but has been blocked for a number of years.

The comments from Transportation & Highways state the following in the Consultation Statement (pg.141) which don't appear to reflect that the footpath is blocked.

Service Providers Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					These comments are provided on the basis that any other developments would be subject to application through the normal planning process.		
5) Transportation and Highways 5.1		Para. 5.2.12		Comment	Whilst it is understood that car parking should not dominate parking courts tucked behind buildings, they should be not discouraged as they encourage residents to just park on the street outside their house as it is more convenient.	Noted.	No change.
5.2	Page 64			Comment	Access is via a narrow single track country lane therefore in order to sustain 10 dwellings measures such as passing places (if possible) should be considered.  Is this site in conflict with Draft Policy DM11 (page 73)?	Noted.  The site is not in conflict with Policy DM11 as there are bus stops close by on the main road to Mordiford (B4224) and a PROW to the south of the site.	Amend NDP.  Amend DM8/1 Criterion A: Suitable and safe vehicular and pedestrian access is provided, 'including the provision of passing places on Sufton Lane.'

I wanted to raise this whilst the plan is under your consideration. There is further information regarding this query below and maybe the parish council will be able to assist further on this. Please let me know if you require further information.

Kind regards  
Siobhan

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**From:** Allen-Hewitt, Chloe <[chloe.allen-hewitt@herefordshire.gov.uk](mailto:chloe.allen-hewitt@herefordshire.gov.uk)>  
**Sent:** 25 July 2025 15:01  
**To:** Riddle, Siobhan <[Siobhan.Riddle@herefordshire.gov.uk](mailto:Siobhan.Riddle@herefordshire.gov.uk)>  
**Cc:** Mohamed, Mohamed <[Mohamed.Mohamed@herefordshire.gov.uk](mailto:Mohamed.Mohamed@herefordshire.gov.uk)>  
**Subject:** RE: Dormington and Mordiford NDP

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The footpath MF26 is the pink dotted line I believe and this is the path that is blocked/obstructed on site; blue arrow in my photo below shows the route. The proposed block plan and supporting documents for the application refer to MF26 and show the pink dotted line (copy of block plan below).

Policy DM8 of the NDP states '**Pedestrian access is provided via a link to the public footpath which runs south-east from the eastern end of Sufton Rise.**' I think this refers to a pedestrian footpath which is across private land; I've shown the route on the plan below in red and also highlighted the route by a red arrow on my site photograph. The Transport Department commented on my application and advised that this route can't be relied on to provide pedestrian access as it's private, not public (attached email to PROW with Transport Department comments attached for your info).

Hope this makes sense, happy to call if you want to discuss.

Chloe





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**From:** Riddle, Siobhan <[Siobhan.Riddle@herefordshire.gov.uk](mailto:Siobhan.Riddle@herefordshire.gov.uk)>  
**Sent:** 25 July 2025 14:08  
**To:** Allen-Hewitt, Chloe <[chloe.allen-hewitt@herefordshire.gov.uk](mailto:chloe.allen-hewitt@herefordshire.gov.uk)>  
**Cc:** Mohamed, Mohamed <[Mohamed.Mohamed@herefordshire.gov.uk](mailto:Mohamed.Mohamed@herefordshire.gov.uk)>  
**Subject:** RE: Dormington and Mordiford NDP

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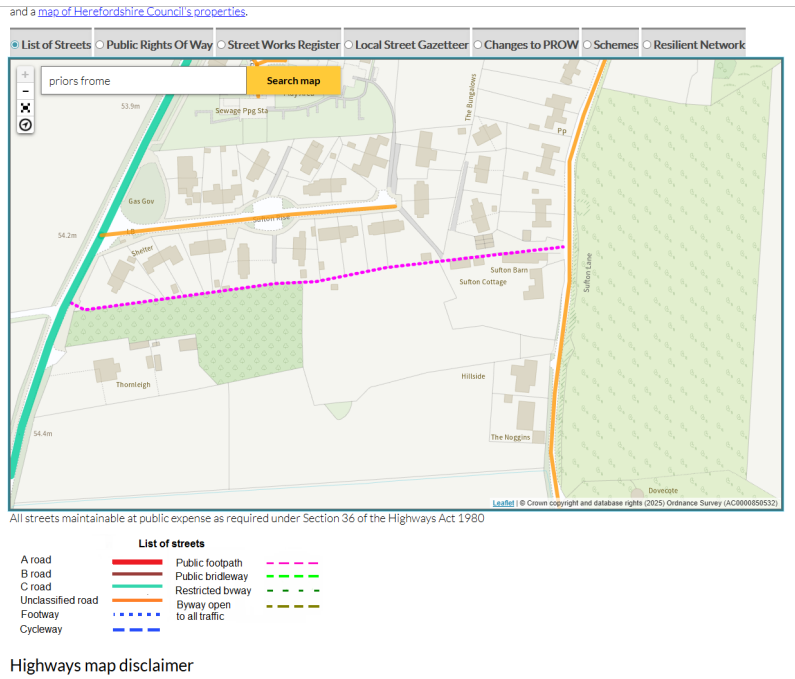
Hi Chloe

Welcome to Herefordshire and hope you are settling in well.

My colleague Mo will be able to respond on your points but in the meantime can I clarify the footpath in question?

The HC mapping [Highways and public rights of way map – Herefordshire Council](#) shows the following; can I clarify if you are referring to the pink dotted line on the PROW map or is there another one footpath ? We have no further detail on this footpath and it sounds like if there is a blockage that PROW team would need to be made aware. However, if you think there is some issue then please let me know as it is at examination.

Kind regards  
Siobhan



**From:** Allen-Hewitt, Chloe <[chloe.allen-hewitt@herefordshire.gov.uk](mailto:chloe.allen-hewitt@herefordshire.gov.uk)>

**Sent:** 25 July 2025 12:39

**To:** Riddle, Siobhan <[Siobhan.Riddle@herefordshire.gov.uk](mailto:Siobhan.Riddle@herefordshire.gov.uk)>

**Subject:** Dormington and Mordiford NDP

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Hi Siobhan,

I am dealing with an application in Priors Frome for 8no dwellings.

The site is within the Dormington and Mordiford NDP area, and is an allocated site (policy DM8)

I wondered if you are able to provide any advice on the below matters:

- The plan appears to be at examination, do you know when the examiners report is expected? Have they provided any feedback so far and could you advise of the weight to be given to the plan at its current stage?
- On Policy DM7 – the policy requires 50% affordable housing on schemes of 2 or more dwellings in the National Landscape. Have any concerns been raised against this policy? The Planning Agent for my application suggests the policy is not appropriate as the lower threshold (compared to the Core Strategy) for affordable housing hasn't been viability tested.



- On Policy DM8 – reference is made to a public footpath running south east from the end of Sufton Rise. My understanding is that this isn't a public footpath but a private footpath. The public footpath actually runs along the south boundary of properties to the south of Sufton Rise but has been blocked for a number of years.

Any advice you can provide would be appreciated.

Kind regards,

Chloe

# Herefordshire.gov.uk

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***Delivering the best for Herefordshire in everything we do***

**Chloe Allen-Hewitt**

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