

Latham, James

From: Tony Mahalski
Sent: 25 September 2018 10:34
To: Neighbourhood Planning Team
Subject: Complaint re Wigmore Group NDP

Dear Sir,

I strongly object to the Wigmore NDP

This on the basis there has been little consultation and due process has not been fulfilled.

The plan places little emphasis on landscape wildlife and sustainability of the rural environment.

The document is not fit for purpose.

Yours faithfully

Anthony Mahalski

Latham, James

From: Andrew Pearson
Sent: 29 September 2018 17:39
To: Neighbourhood Planning Team
Subject: Wigmore Group Parishes NDP: COMPLAINT

Dear Sir/ Madam,

-Complaint-

I was resident in Elton from 2001 to 2015 and have been a lay-preacher at St Mary The Virgin Church, Elton, since 2006, and have remained an active and committed member of the local community in a village where the church is the only public meeting-place and forum.

I would like to express my great concern at the work of the Steering Group on Neighbourhood Planning, originally set up in 2013, the work of which has only recently come to public knowledge here.

The Group's procedures have been defective in many respects and lacking in transparency to say the least. First of all in the consultation process, and later it has been high-handed and arbitrary when Elton and Pipe Aston made their submission.

The input of the villages of Elton and Pipe Aston now need fair and reasonable consideration by HCC, and a review made of the procedures which have led to their neglect and non-consultation.

Yours Sincerely,

Andrew Pearson

Former Elton resident

Latham, James

From: Turner, Andrew
Sent: 09 October 2018 15:33
To: Neighbourhood Planning Team
Subject: RE: Wigmore Group Regulation 16 neighbourhood development plan consultation

RE: Wigmore Group Regulation 16 draft Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

I refer to the above and would make the following comments with regard to 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 records readily available to this division, I would advise the following:

- Two of the three allocated 'proposed housing sites' (Policy WG3) indicated in light brown/grey on 'Map 3. Wigmore village Policies, including the Settlement Boundary and proposed housing sites' have been historically been used as orchards:

Site 1: (Part of Perry's Field)

Site 3: (Land at Moorview to the north of the village)

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.

Please note it would make it easier to reference and identify sites in the next Wigmore NDP if the allocated housing sites are labelled on the plans.

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 and Place Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

Direct Tel: 01432 260159
Email: aturner@herefordshire.gov.uk



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From: Neighbourhood Planning Team
Sent: 14 August 2018 10:35
Subject: Wigmore Group Regulation 16 neighbourhood development plan consultation

Dear Consultee,

Wigmore Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:
https://www.herefordshire.gov.uk/directory_record/3121/wigmore_group_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 14 August 2018 to 9 October 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:
neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Herefordshire.gov.uk

James Latham
Technical Support Officer

Latham, James

From: Aymestrey Parish Council Clerk <clerk@aymestrey.org>
Sent: 27 September 2018 09:33
To: Neighbourhood Planning Team
Subject: Wigmore Group Regulation 16 neighbourhood development plan consultation

Thank you for consulting Aymestrey Parish Council on the Wigmore Group Neighbourhood Development Plan. The Parish Council has no comment to make.

Yours

Mrs Maggie Brown
Clerk to Aymestrey Parish Council

E: clerk@aymestrey.org

W: <http://aymestrey.org>

Latham, James

From: Robert Widdowson
Sent: 05 October 2018 13:40
To: Neighbourhood Planning Team
Cc: CPRE Herefordshire Admin
Subject: Wigmore Group Neighbourhood Development Plan: Reg 16 Consultation. HCPRE comment

I write on behalf of Herefordshire CPRE concerning the NDP of the Wigmore Group of parishes which, I understand, is currently at the Regulation 16 consultation stage.

I am aware that the CPRE submitted a response to the Regulation 14 consultation which took place in December 2016-January 2017. Our response is summarised in the attached extract from the Consultation Statement which forms part of the draft Plan. You will note that the WGPC Steering Group comments that it would consider whether the matters of concern to the CPRE are adequately covered in the NDP. There is no evidence that this was in fact done (I note that the "Action" column is blank).

Having looked at the draft Plan as submitted by the PC, it is evident that this does not contain sufficient language of the kind that the CPRE recommends that every rural development plan should contain. This is particularly important in the plan of an area such as this which contains some of the most attractive, unspoilt and historic rural landscape in Herefordshire, as well as a fragile environment and important wildlife habitat for some rare and endangered species. These aspects of the Wigmore group of parishes are not brought out in the draft Plan, although the plans of neighbouring parishes do contain language of the kind that the CPRE recommends. If left unaltered, the plan could open the door to many kinds of development which the CPRE considers would be inappropriate in this area.

We would therefore like to see amendments made to the Plan before it is finalised to rectify this defect in its drafting. I have seen some wording which was proposed to the PC by a group of residents, mainly from Elton and Pipe Aston parishes. These include language which I believe would serve our purpose adequately. and which would make the plan more resilient against inappropriate development of any kind in this unspoilt rural area, whether consisting of proposals like that of Forest Holidays or of (for example) large-scale factory farming, fracking, waste disposal, quarrying, wind farms or many other things. However, I understand that the Parish Council was unwilling to consider these proposed amendments on the apparent grounds that they were proposed subsequently to the close of Reg 14 consultation. The PC therefore proceeded to submit the draft Plan for Reg 16 consultation without this or similar wording. I consider that if the comments of the CPRE in the Reg 14 consultation had been properly taken into account, the draft Plan would have included wording along these lines.

In the situation that has now arisen, it seems to me that the only way that this weakness in the Plan can be corrected is by returning it to the Reg 14 stage for further public consultation, when the recommendations of the HCPRE can be [considered](#) properly. I therefore urge HCC to do this.

Kind regards

Bob Widdowson
Vice Chair
Herefordshire CPRE

Ref.	Date	From	Main points	Steering Group Comments	Action
12	30/1/17	Welsh Water (Stat. Cons)	Brief reply from Welsh Water. They will be able to cope with extra demand arising from any development.	No action necessary.	No action required.
13	30/1/17	[REDACTED] (Wigmore resident)	NDP response sheet. Mostly agreeing with - and giving examples of - traffic difficulties in Wigmore.	Response acknowledged by Parish Clerk who also advised [REDACTED] to contact Ward Councillor who is interested in such traffic issues.	No action required.
14	30/1/17	CPRE (Stat. Cons)	CPRE "do not feel it would be right to question local choices about the content of the Plan". However, they give a list of matters they hope would be included in every rural plan. They also noted the absence of policies WG11 and 12 and assume that they probably refer to the natural environment as several environmental aspects are not referred to in any other policy.	Missing policies due to a re-pagination error. Policy WG11 should be "Protecting and Enhancing Local Landscape Character". WG12 becomes "Dark Skies". Remove WG13. Consider whether the matters of concern to the CPRE are adequately covered in the NDP.	?
15	30/1/17	[REDACTED] (Wigmore resident)	NDP response sheet. Mostly agreeing with traffic difficulties in Wigmore.	No action necessary.	No action required.
16	20/2/17	National Grid (Stat. Cons)	National Grid have no apparatus within the Neighbourhood Development area.	No action necessary.	No action required.
17	8/8/17	[REDACTED] (Wigmore resident)	Request to have his 2 plots of land situated behind Moor View, Wigmore HR6 9UN, included as a potential site for development	Discussed at parish council meeting 10/8/17 and agreed that this land would be included in the draft NDP for 2 nd Reg 14. consultation.	For discussion with WGPC.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 October 2018 20:22
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Christopher
Last name	Carter
Which plan are you commenting on?	3121/wigmore group neighbourhood development plan
Comment type	Objection
Your comments	I think the plan should go back to Regulation 14 stage , the reasons being there has been insufficient consultation, correct processes have not been followed and the plan does not cover enough. The amendments which were put forward by councillors for Elton and Pipe Aston before it was submitted to Herefordshire Council were refused by Wigmore Parish Council. These amendments should have been included but were ignored . All local residents should have the opportunity to become involved in the decision making process for this very important document .

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 01 October 2018 15:27
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Christina
Last name	O'Neill
Which plan are you commenting on?	Wigmore Group of Parishes
Comment type	Objection
Your comments	<p>I have been a resident of Elton Parish since November 2015 and during that time, have not received any communication regarding the Neighbourhood Development Plan. We do not get the Mortimer News and I was unaware of the Mortimer Village Website, until very recently. I was also unaware of the NDP, until relatively recently. I do not consider that adequate consultation or contact has been made with residents of the whole parish, with the NDP seeming to focus predominantly on housing allocation within Wigmore and Leinthall Starkes. Whilst I appreciate that housing development is an important part of any NDP, there are many more important areas which I do not feel have been adequately addressed, particularly in relation to the parishes of Elton and Pipe Aston and I therefore believe that due to this lack of consultation, the NDP as it stands, is in breach of The Aarhus Convention. I understand that Councillors from both Elton and Pipe Aston went to a great deal of time and trouble to gain local residents' views and then collate a series of amendments and extra information, to be included in the NDP before it was submitted to HC for the next stage in the NDP process – Regulation 16 Consultation but that these were rejected for inclusion, without even being heard, despite the Councillors being told that their submission would be given consideration, if it reached the Parish Clerk by an agreed date, which it did. This is not democracy. Residents of every property within the</p>

Wigmore Group of Parishes should have been sent a paper questionnaire, along with regular updates of progress on the NDP. This is the only way that it could be considered that people have been adequately consulted and informed and therefore really been given the opportunity to be part of the decision making process. Mortimer Forest is a significant asset, within the parish but hardly gets a mention in the NDP. There are numerous potential threats to our environment, including such things as fracking, which again, have not even been mentioned. Protections must be put in place to address these future threats and to protect our precious assets. There are clearly numerous errors in the way that this has been handled and therefore the draft plan should be put back to Regulation 14 stage, the residents of all parishes consulted properly and their thoughts, opinions and concerns included in a re-written NDP, which truly represents the views of all residents, within all parishes.

Latham, James

From: Chris Reeves
Sent: 09 October 2018 20:26
To: Neighbourhood Planning Team
Subject: Wigmore NDP Regulation 16 consultation - 14 August to 9 October 2018.

Dear Sir madam.

I would like to raise concerns about the proposed development of Perry fields next to bury lane regards the Wigmore NDP.

Currently when we have bouts of medium to heavy rain Bury Lane floods making the road unusable. I see on the plan that the area is a high risk flood area so adding more developments will contribute to this problem. A few questions I would like to ask:

- 1 what will be done to resolve the current flooding issue before the proposed development.
- 2 Should the development take place will you indemnify the residents against flooding?
- 3 With an increasing population what controls will be added to the current speed limit of Bury Lane
- 4 if the development takes place will there be any funds (community infrastructure levy) awarded to the parish of Wigmore?

I await your reply.

Kind regards

Chris

Latham, James

From: Thomas, Christopher Cpl
Sent: 03 October 2018 13:47
To: Neighbourhood Planning Team
Subject: 20181003-Wigmore NDP Regulation 16 Consultation Period 14th Aug -- 9th Oct .
Attachments: Wigmore NDP.pptx

To whom it may concern.

I would like to raise some concerns of some of the residents of Kings meadow in Wigmore with reference to the Wigmore NDP.

I myself am the homeowner at ADDRESS REDACTED

If you take a careful look at the attachment you can see the concerns that I feel have been brushed under the carpet by the Parish council.

It would seem they are trying to keep the proposed housing development site "out of their back yard".

Not only would it add to the flood risk, but would also (as proposed) increase traffic to an already dangerous road (bury lane).

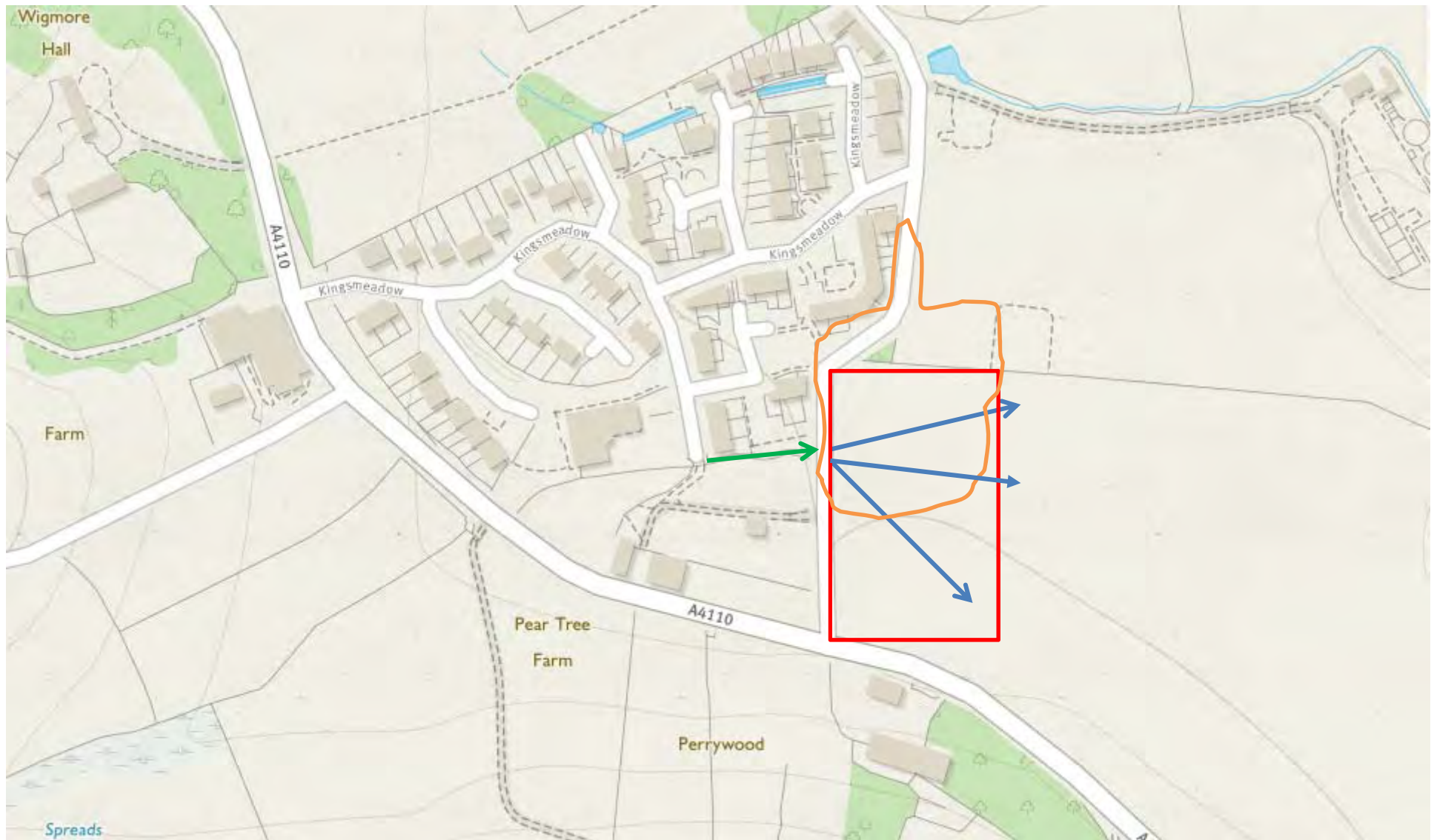
They have suggested that bury lane be widened, which would actually create even more risk of flooding, not to mention noise, nuisance and danger to the families that live alongside it.

It feels that people on kings meadow are not being listened to.

I would like my and other people's concerns to be heard.

Regards

Chris



- Red Box is a proposed development site
- Blue Arrows are a significant View from bury lane roadside view.
- Green arrow is where there is already a flood overflow channel
- Orange area at high risk of flooding already and will be increased if any development on site



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Neighbourhood Planning and Strategic Planning
Herefordshire Council

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

07 September 2018

Dear Neighbourhood Planning and Strategic Planning teams

Wigmore Neighbourhood Development Plan - Submission

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 October 2018 16:45
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	David
Last name	Swatton
Which plan are you commenting on?	Wigmore Group Regulation 16 Neighbourhood Development Plan July 2018
Comment type	Support
Your comments	Overall I support the plan. The document seems overly wordy and it is often difficult to pick out the key points within it but it covers all that needs to be covered and now just needs to be finalised after so long in development.

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 17 September 2018 13:52
To: Neighbourhood Planning Team
Subject: RE: Wigmore Group Regulation 16 neighbourhood development plan consultation

Dear Sir/Madam,

I refer to the below and would like to thank you for allowing Welsh Water the opportunity to respond.

As you will know, we were consulted and provided a response as part of the Regulation 14 consultation earlier this year. As such, we have no further comment to make at this time.

Should you require any further information, then please let me know.

Kind regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]

Sent: 14 August 2018 10:35

Subject: Wigmore Group Regulation 16 neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Wigmore Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link:

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Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 14 August 2018 to 9 October 2018.

If you wish to make any comments on this Plan, please do so by e-mailing:

neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 08 October 2018 11:58
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Eileen
Last name	Williams
Which plan are you commenting on?	Wigmore
Comment type	Objection
Your comments	<p>I own the land at REDACTED I have never received any information regarding the neighbourhood development plan myself. I have had to get information from my parents who live at REDACTED. Twice I have marked the map myself. The first time was with a drawing pin which was supplied at the consultation in the Village Hall. Much to my disgust I later found out that when the matter of proposed sites was discussed at a meeting, the pin which I had placed in my land was not there. At the next consultation, I again went and marked my land. This time with a marker pen. I was told, at that point, that I could not mark someone else's land. I pointed out that on this occasion ,as on the previous occasion, that I was the owner of the land. Once again I later found out that the markings I put on have been ignored and not even discussed. The whole process appears to have been very back handed and done to suit the wants of those on the committee not the whole village. I have never been approached by anyone on the committee regarding my ground either in a positive or negative way. I feel the whole process has been done behind closed doors and if your face doesn't fit then you may as well not bother. Also, if your land is away from Ford Street then you will definitely be in with a chance.</p>

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR1 2ZB

Our ref: SV/2018/109876/OR-
16/PO1-L01

Your ref:

Date: 02 October 2018

F.A.O: Mr. James Latham

Dear Sir

WIGMORE REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 14 August 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments 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 NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

Yours faithfully

Mr. Graeme Irwin

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

Cont/d..

Senior Planning Advisor

Direct dial: 02030 251624

Direct e-mail: graeme.irwin@environment-agency.gov.uk

Latham, James

From: Gill Bilbrough
Sent: 25 September 2018 20:55
To: Neighbourhood Planning Team
Subject: Wigmore Group Parish Neighbourhood Development Plan - Complaint
Attachments: Reg 16 submission from Gill and Nigel (1).docx; Wigmore NDP Consultation Draft suggested amendments +ND v290718 clean.docx; RB to Wigmore PC re NP 2.8.18.doc; IMG_6369.jpg

To neighbourhoodplanning@herefordshire.gov.uk - **COMPLAINT**

Re Wigmore Group Parishes NDP

We are both Parish Councillors of the Wigmore Group, representing Elton and Pipe Aston villages respectively. I (Gill) have been a councillor since November 2016 and I (Nigel) since May 2018. We hereafter refer to ourselves in the third person.

We are making this joint submission because we consider that the consultation process in relation to this NDP has been very seriously defective and we wish to propose certain amendments to the draft Plan which we believe are eminently reasonable but which the Parish Council has refused to consider.

We hope you will agree, when you read the attached paper, (Reg 16 submission from Gill and Nigel (1).docx) that the defects in the consultation process thus far are such that the Plan should be referred back to the Parish Council for further and better Reg 14 consultation.

Gill Bilbrough

Nigel Rowley

Appendix B: RB to Wigmore PC

Appendix D: Wigmore NDP Consultation Draft Suggested Amendments

Appendix G: img_6369.jpg

To neighbourhoodplanning@herefordshire.gov.uk - COMPLAINT

Re Wigmore Group Parishes NDP

We are both Parish Councillors of the Wigmore Group, representing Elton and Pipe Aston villages respectively. I (Gill) have been a councillor since November 2016 and I (Nigel) since May 2018. We hereafter refer to ourselves in the third person.

We are making this joint submission because we consider that the consultation process in relation to this NDP has been very seriously defective and we wish to propose certain amendments to the draft Plan which we believe are eminently reasonable but which the Parish Council has refused to consider.

We hope you will agree, when you read this paper, that the defects in the consultation process thus far are such that the Plan should be referred back to the Parish Council for further and better Reg 14 consultation.

Factual Background

1. The Wigmore Group of parishes comprises four villages--Wigmore, Leinthall Starkes (LS), Elton and Pipe Aston (PA). The NDP has been in preparation for approximately five years. The Wigmore Group Parish Council (WGPC) established a Steering Group (SG) tasked with preparing the NDP in 2013. Until April 2018, the SG comprised only representatives of Wigmore and LS, these being the two villages in which proposed sites for new housing developments were located. The Chairman of the SG was Cncllr Bryan Casbourne. The other members were Cncllrs Vic Harnett (chairman of WGPC) and Alan Dowdy, Mr. Brian Ardy (a Wigmore resident) and the Parish Clerk, Mrs. Jano Rochefort. In April 2018 a representative of Pipe Aston (Nigel Rowley) requested to be added to the Group and was so added, together with an additional representative from Wigmore (Cncllr Nick Davidson).
2. The SG held various meetings during 2013-2017 to which the public were not given access and of which no record has been made available prior to February 2017. This lack of transparency runs counter to the recommendation in Neighbourhood Planning Guidance Note 12 issued by Herefordshire County Council (HCC) which reads: *"It is essential that the content of your NDP represents the views of the wider community, not just those of the project group. In developing your plan there should be a two-way flow of information between the project group and the wider community"*. Only in February 2018, after the conclusion of the second round of Reg 14 consultation (see below), was a decision taken to admit the public to meetings of the SG and to publish its minutes, which appear to have been written retrospectively for the meetings in 2017. We do not believe the SG's terms of reference have ever been published. This lack of transparency is surprising in light of the fact that two members of the SG attended a workshop in May 2017 on NDP preparation and reported back that the SG *"must do its utmost [sic] to consult with all residents and interested parties when consulting over the NDP"*.
3. As far we can establish, few of the community engagement techniques recommended by HCC (in its Neighbourhood Planning Guidance Note 12) were used by WGPC or the SG to make the local community aware of the plan's preparation. In particular, no effort was made to make key stakeholders within the community aware of the plan, such as local businesses or landowners (who are specifically mentioned in HCC guide to procedures). These include E D ^ Z d w Ž are large landowners in Elton parish and have an obvious interest in any potential housing development. We believe there are also landowners in Wigmore parish

who were similarly not made aware of the existence of a draft Plan. Only one local land agent appears to have been contacted, who acts for the owners of all four sites chosen for development in Wigmore. Other land agents might have had clients with an interest in the plan.

4. The WGPC gave little consideration to the nature of the community when evaluating the best means of communicating with residents. For example, the heavy reliance placed by the PC on the council's website for communication failed to take account of the age profile of residents, particularly of Elton and PA.
5. From its early stages (as is evident from such SG minutes as exist and from various statements mentioned below), the plan was presented to parish councillors and to the public (to the extent that the public were made aware of the plan) as being only about the allocation of land for housing development, to meet the target set by HCC for new housebuilding. Because proposed new housing development was confined to the parishes of Wigmore and (to a lesser extent) LS, the plan was not treated as a matter of interest to residents of Elton or PA (hence the failure to invite any representative of Elton or PA onto the SG). Thus parish councillors and the public were misled from an early stage in the planning process about the purpose of the neighbourhood plan, which (as set out in the NPPF) should have been to define the vision and objectives of the community as a whole for how all four parishes should be developed over the next 15 years. Residents were not given an opportunity to express views about the Vision inspiring the plan or its broad objectives and scope. New councillors joining the PC were not provided with any information about the NDP or asked to bring it to the attention of residents in their communities. Neither were they invited to join the SG to represent their communities' wishes or interests in relation to the NDP.
6. Following work by the SG assisted by a consultant, a first draft of the NDP was submitted for public consultation from December 12th 2016 to January 30th 2017. Responses were received from only four residents of Wigmore. Various bodies responded, including the CPRE (a statutory consultee), who drew attention to the policies which they considered should be included in every NDP. No residents of Elton or PA parishes have been identified who were aware that this consultation was taking place.
7. A draft plan was prepared in 2016 by the SG for submission to HCC. However, HCC commented that no sites for housing development had been identified in the first draft plan. Therefore a second round of Reg 14 consultation was considered necessary and was conducted from December 11th 2017 to January 29th 2018. Again no residents of Elton or PA became aware of the consultation and no local landowners or other key stakeholders in those parishes were invited to comment. Responses were received from a number of residents of Wigmore. No residents of LS, Elton or PA responded, reflecting their evident ignorance of the process.
8. Respondents to this Regulation 14 consultation complained about lack of proper consultation as well as expressing dissatisfaction over the process of site selection and stating that the draft plan did not have widespread support from the community. Nothing was done to address these comments. One respondent wrote: *"Due process for development site identification and selection: Reference made to Neighbourhood Planning Guidance Note 21: Best practice community engagement techniques, and to Note 12: Best practice community engagement techniques. NDP para 6.1.5 refers to 4 potential sites, but does not demonstrate sufficient consultation taking place, so not in compliance with Herefordshire Council guidance, or with the 'Aarhus Convention'.*

Therefore these latest proposals should be withdrawn and subjected to a second greatly improved consultation process."

9. The Steering Group's comment to each of the respondents who raised the issue of inadequate consultation was: *"The steering group (supported by the opinion of Herefordshire Council following a recent meeting with them) believes there has been sufficient consultation with residents, and evidence of this is available which will be collated and then supplied as part of the Reg 15 consultation statement."*
10. The site selection process in particular was opaque and arbitrary. There were no site selection criteria or process to demonstrate why some sites were selected and others were not. Significant adjustments to the Settlement Boundary were made in mid-2018 (well after the close of the Reg 14 consultation) without public consultation or apparent discussion outside the SG, which excluded from the proposed development area a plot of land Z d an added a community "field in trust" at the South-Eastern end of the village. Thus the boundary in the version of the plan which was submitted for Reg 16 consultation is materially different from the one which was consulted upon at Reg 14 stage. Land clearly suitable for development belonging to a Wigmore resident who would have wished to have it included, if he had been made aware that the NDP was in preparation, was excluded. There might well have been other such residents. The complaints about lack of transparency and consultation in the site selection process are conspicuously absent from the summary included in the Consultation Statement which forms part of the plan submitted to HCC in August 2018.
11. Complaints (which appear justified) were also made that the survey of residents' concerns contained in the draft plan, which was conducted in 2013, was now out of date. No residents of Elton or PA have been identified who were aware of or participated in the survey. Copies of the survey were delivered to 120 properties, which is only about a quarter of the number of households in the Group of parishes.
12. A NDP Open Session was held on 27th January 2018 (too late to be relevant to the Reg 14 consultation), at which complaints were raised by some residents that correct procedures had not been followed in drawing up and publicising the plan. A meeting was held between the Parish Council chairman, another Parish Councillor and the clerk (all being SG members) and Mrs. Lynda Wilcox (HALC) and Mrs. Sam Banks (Herefordshire Council NDP Team Leader) on Feb 5th 2018, a record of which was published with the minutes of the SG meeting on Feb 19th. Mrs. Banks advised that the Steering Group had *"done enough as regards publicising the consultation"*, recommending using the website to publicise the Steering Group Terms of Reference and minutes of meetings held so far and advised it was *"not necessary to call for more Steering Group members although the Steering Group could take on, say, one more volunteer but there may be a danger of backtracking over work already done."* (Note: there were no Elton or PA representatives on the SG). This advice, which was published, would have further discouraged residents from becoming involved. It is noteworthy that Sam Banks also suggested creating a composite map showing the problems Wigmore has for further development, to help justify why certain sites were chosen, on the basis that there were only a limited number of locations to choose from. This would *"answer those who thought there should have been a general call for landowners to come forward"*. This was bad advice. It is simply not possible for a map to explain the site

selection criteria and how sites were assessed against the criteria and some included while others were rejected.

13. A meeting of the WGPC took place on Feb 5th 2018 at which these residents' complaints were not reported. The chairman simply reported that a meeting had taken place to clarify certain points of procedure and the housing numbers in the plan.
14. In April 2018, Cncllr Gill Bilbrough of Elton parish requested that the plan should place more emphasis on Elton and Pipe Aston parishes and should include photographs of open spaces in Elton and PA. The only response was from Sam Banks, who advised that such photographs should only be taken from a highway or PROW and any green spaces must be culturally or environmentally significant and their citing cannot be used to prevent development.
15. Cncllr Nick Davidson from Wigmore and Nigel Rowley of PA parish asked to join the SG in April 2018 and were made members. From the outset, Cncllr Rowley expressed his view that the NDP should be based on a vision for all four parishes but this was ignored. He followed up with an email to the clerk: *"As I've previously asked, I would like to see more in the NDP to celebrate our green spaces, look to enhance our green spaces, safeguard our borehole water supplies, reduce our carbon footprint, talk about our problems with the school traffic, think about solutions to the problems, have more of a **vision** of where we want to be in 5 – 10 years' time."*
16. The Parish Clerk responded as follows: *"Thinking about Nigel's email made me go back to look at the guidance on 'What is an NDP' . See link below
[file:///C:/Users/WGPC/Downloads/gn2 what is a neighbourhood plan august15.pdf](file:///C:/Users/WGPC/Downloads/gn2%20what%20is%20a%20neighbourhood%20plan%20august15.pdf)
Reading the document what comes over very clearly is that this whole process is about planning and land development. This was the coalition government's way of addressing UK housing requirements. Communities were given housing quotas to fulfill but by allowing communities to have a say in where they would accept development and what type of development the intention was to speed up housing building by stopping interminable appeals and judicial reviews etc . Infrastructure requirements such as employment, public transport links, schools, health centers etc are not part of the NDP process, and although many think that that omission is ridiculous and short-sighted, the NDP process is what we have to work with and be mindful of the fact that the independent examiner is likely to strip out anything that does not adhere to the NDP legislation. That said, I think with the latest version of the Wigmore NDP, we are managing to subtly address many of the points that Nigel has raised. The next NDP Steering Group meeting will be on Monday 30 July when hopefully the plan will be finalized before presenting it to the full parish council at an extraordinary meeting in early August. As I reported at last Monday's meeting, time is of the essence. Herefordshire Council has a backlog of NDP's to process and nothing will happen during the local elections purdah period March to May and developers are unlikely to wait around for us to get our plan adopted sometime in late 2019. The Castle Inn and Holiday Park sits on a significant piece of land in Wigmore and I am concerned at Concept Town Planning's sudden interest in our NDP! I suspect they will not be the only ones".*
17. The chairman of the SG subsequently commented: *"I completely agree with Jano's understanding of the NDP - if you refer to the .gov web site on NP's it is made clear that this is about development and housing. Indeed during our early discussions with Hereford some years ago, the emphasis was totally on local dev and housing - in effect giving more control to local*

groups to determine where such dev should be sited. Our early community consultations were about the possible siting of housing and small workshops. As we have previously talked about, we can include items on a "wish list" as an appendix but without the detail required for dev/housing aspects". The PC chairman followed up with the following comment: "Bryan has summed up the question about 'what is an NDP' perfectly. We have prepared our document and any further amendments will simply delay its issue. The plan as prepared will probably be used by developers who will not even bother to look at the appendices. When we met Sam Banks to ask about consultation matters she stated we had done enough and should 'go for it Warts and all'. She indicated that if it appeared say eighty per cent we should prevaricate no more and proceed to the next step. Developers are already snooping around and we have not got the even small amount of protection that the NDP might give us. As Sam said you are far better off with an NDP than without."

18. Nick Davidson commented further: *"I take your points and I think Jano and I in the latest iterations have got some language already on aspects of these, and I think I can see a way of including some others without doing damage to the Plan. But as Jano has commented, we have to do something of a rather tricky balancing act to get in such material without it being 'mission-creep' for what can, and cannot, be covered in an NDP. But one of your points particularly got me thinking, and checking other adopted NDPs, and that's to do with a forward vision. Realise (as often happens when peoples' heads are too closely in such documents), that we are missing a Vision statement. Checking, other adopted NDPs (e.g. Kingsland and Eardisley) have such a Vision statement (even if it is "motherhood and apple pie"), and I think it entirely logical to start with a Vision, and then have the Objectives to achieve it. I discussed this with Jano yesterday, and I'm going to try now to craft such a statement (or maybe a couple of options) for WGNBP, as I work through the further edits. I also think some of the CPRE points can and should be woven in to some of the policies - was already thinking we were missing a "high energy efficiency for new housing" angle and was about to add that."*
19. At one meeting of the SG on May 23 2018, a member of the public asked why the draft plan made no reference to a proposal, made public in February 2018, to build a 68-villa holiday village in Mortimer Forest, in Pipe Aston parish. The chairman of WGPC replied that the reason for this was that the NDP addresses permanent residential housing development and not temporarily-occupied holiday accommodation (Note: this statement is incorrect).
20. On July 14 2018 Gill Bilbrough emailed councillors agreeing with Nigel Rowley that the plan should be *"so much more than a housing plan"*. She received no replies. She subsequently emailed the Parish Clerk to inform her that Pipe Aston and Elton residents wanted to propose some changes and additions in order to show that their villages were also part of the plan and that it should not be, as had been repeatedly stated by the WGPC chairman and other councillors, solely a 'housing plan' for Wigmore and LS. She asked that the submission be delayed for a couple of weeks in order that this could be discussed and stressed that there was no reason why such action should cause the plan's submission to HCC to be delayed at all. The email was not answered.

21. When Gill Bilbrough followed up to ask whether her email had been received, the clerk said that it had, and that she was waiting for the amendments from Elton and PA residents, so she could forward them to the SG for consideration, giving a date (July 28th) by which they must be received. This was complied with. A copy of the draft plan, showing these proposed amendments highlighted in green, is attached (Appendix A). They include a more detailed description of the history of Elton and PA, one suggested new Aim, a small amendment to the third alternative proposed Vision statement, amendments to three of the six Objectives, and amendments to three policies. None of these proposed amendments should, in our view, have been controversial. They are all consistent, among other things, with the recommendations of the CPRE concerning the content of neighbourhood plans. They are very similar to the language used in the plans of adjoining parishes such as Aymestrey and Leintwardine. Their sole purpose was to make the plan more robust to resist inappropriate development of many potential kinds over the 15-year plan period. We believe this is very much in the interests of residents of all four parishes, particularly given the more robust plans of adjoining parishes which could cause inappropriate development to be deflected into the Wigmore group of parishes.
22. Ward Councillor Carol Gandy confirmed that she had also expressed her view that CPRE advice should be considered and that the rural areas should feature in the plan.
23. Cnslr Nick Davidson emailed the other SG members: *“now attached for your consideration are two files with the “Pipe Aston group” amendments..... “This is the version I strongly suggest we work through at Monday’s Steering Group meeting”*.
24. Another SG member confirmed he would read the proposed changes in order to form an opinion before the meeting. No indication was given by any SG member that they felt the proposed amendments should not be considered.
25. The SG meeting on 30th July was chaotically managed. There were no printed agenda, no explanation as to the format of the meeting or whether members of the public were allowed to participate. It was not clear who was chairing the meeting and no introductions were given. Cncllr Nick Davidson attempted to lead proceedings, in spite of constant interjections from the Parish Council Chairman (who was not the chairman of the SG), who was very aggressive, raised his voice and displayed clear prejudice. In relation to the amendments proposed by Elton and PA, he said: *“I propose we submit this without any changes. They are too late. They had their chance. Take it out.”* He also stated that he had not even read the Elton/PA amendments and that the NDP had *“nothing to do with”* residents of Elton and PA because they do not have to allocate housing plots.
26. Eventually, Sam Banks was asked whether the proposed Elton/PA amendments could be considered and she advised that, if they could be tracked back to the “Reg 14 consultation” (expressed generically), then they could be included. She advised the clerk two days after the meeting that this meant only the second round of the Reg 14 consultation and the first round responses were *“no longer relevant”*. The rationale for this modification of Sam Banks’ advice was not explained. We consider that it was arbitrary and erroneous. There was no legal basis for saying that the PC was prevented from considering the proposed amendments. Other

amendments proposed by residents of Wigmore were approved by the meeting, including the selection (without substantive discussion) of a proposed Vision Statement, in relation to which no public consultation had taken place. However, the amendments proposed by Elton and PA, at the uncompromising insistence of the PC Chairman, were not allowed to be discussed. Thus the meeting ended with its business incomplete.

27. Nick Davidson had agreed at the meeting to look at each proposed amendment and identify possible 'pegs' to the Reg 14 consultation. He later emailed Nigel Rowley suggesting they meet at the weekend and look at *"what specific 're-insertions' of text and their audit trail from Reg14 consultations are going to be proposed so that the Councillors could see them in advance of the extraordinary meeting"*. No such meeting took place, despite the willingness and availability of Nigel Rowley.
28. The majority of the proposed amendments related to the CPRE comments during the first Reg 14 consultation, though some were consistent with comments in the second such exercise. Although CPRE did not repeat its advice in response to the second round of Reg 14 consultation, it is clearly still relevant. CPRE provided a list of matters they hoped would be included in **"every rural plan."** This is clearly generic guidance of continuing relevance. Furthermore, there is no evidence in the plan's Consultation Statement or the NDP itself that the CPRE guidance was given any consideration. The response of the SG to the CPRE comment in the report of the first round of Reg 14 consultation read: *"Consider whether the matters of concern to the CPRE are adequately covered in the plan"*. The action column in the report is blank, indicating that this was not completed following the first round of consultation.
29. Richard Buxton, the solicitor acting for Elton and PA residents, wrote on August 2nd to the clerk (Appendix B), asking that the submission of the draft plan be paused until such time as the amendments had been given due consideration. His letter remains unanswered. The draft plan without the Elton/PA amendments was submitted in great haste for consideration at an extraordinary PC meeting on August 7th. Richard Buxton wrote again to the Parish Clerk on August 7th, making a further appeal to delay consideration of the draft NDP until the Elton/PA amendments had been considered (Appendix C)
30. The agenda for the Extraordinary PC meeting stated: **3. WIGMORE GROUP PARISHES NEIGHBOURHOOD DEVELOPMENT PLAN (NDP): To consider the minor changes recommended by the Steering Group on submissions from the Regulation 14 consultation and endorse the draft NDP for Regulation 16.**
31. At the meeting nobody other than the chairman was permitted to speak. A transcript of the meeting shows that the NDP item was read out by the Chairman as follows:

Chairman: "So we go down to item 3 which is the Wigmore group Parishes Neighbourhood Development Plan: to consider the minor changes recommended by the Steering Group. This will exclude the vision statement which we agreed was not part of the regulation 14 consultation and therefore we will withdraw it and it will be submitted under the Regulation 16. Therefore I ask to consider the minor changes first. So I ask the Parish Council to approve

or not the minor changes, so I ask to show in the normal way and those in favour of adopting the minor changes without the vision”

Elton Councillor: “Are we able to speak first, or.....?”

Chairman: “No”

Elton Councillor: “No? So no discussion?”

Chairman: “I am advised No”

Elton councillor: “No consideration then.”

Chairman: “Would you raise your hands again please? Thank you, those against? The second part of this is for the submission of Regulation 14 consultation and endorse the draft NDP for Regulation 16. All those in favour would they please show.”

Male 2: “Could you just repeat that please?”

Chairman: “It is to – for the submission-to approve the submission of regulation 14 consultation and endorse the draft NDP for Regulation 16. Please show. And those against? Thank you”.

32. The following defects in procedure relating to this meeting are noted:

- a) Under the Standing Orders of the PC, a change to the wording of a motion requires 7 days written notice. Only five days were given for the meeting. The removal of the Vision statement from the draft Plan was a material change (not “minor”) and no notice was given at all for this.
- b) For the Council to introduce a Vision statement at Reg 16 stage (as was decided at this meeting, evidenced by the transcript) without any prior public consultation is wholly inappropriate.
- c) Minutes from the SG meeting were not available to Parish Councillors, detailing what was, or was not, included in the ‘minor changes’.
- d) Parish Councillors had not seen the ‘minor changes’ which they were now required to consider. They were sent the entire draft NDP and called upon to vote, without any description of the changes.
- e) The motion stated “To consider.....” but no consideration was allowed to take place.
- f) No-one was permitted to speak, except for the PC chairman. No rationale was given for this departure from normal procedure.
- g) The motion was not proposed or seconded before voting, rendering it invalid.

33. Before the Extraordinary PC meeting, a petition (Appendix D) signed by over 40 residents of Elton and PA was sent to the Parish Clerk requesting the Council to consider their proposed amendments. Several complaints had also been sent to the Council about the conduct of the SG

meeting on July 30th and the handling of the plan more generally. None of these documents, nor Richard Buxton's letters of Aug 2nd and 7th, were circulated to Council members, who were thus unaware of this evidence of widespread dissatisfaction with the plan when they voted to approve it for submission to HCC.

34. An integral part of the plan as submitted to HCC is a Consultation Statement which purports to describe the consultation which was conducted in relation to the plan. None of the above-mentioned evident dissatisfaction with the contents of the plan or the related consultation process is mentioned in the Consultation Statement. Thus the Statement does not give a full or fair picture of the consultation (or lack of it) which occurred.

35. Further evidence of the bias displayed by the WGPC is the proceedings of a PC meeting on September 3rd, 2018, when Cnslr Gill Bilbrough proposed certain amendments (Appendix E) to the minutes of the extraordinary PC meeting on August 7th. These accurately reflected statements made at the relevant meeting, as evidenced by the transcript. The proposed amendments were rejected out of hand by the PC chairman, who forced through a resolution to the effect that the minutes were a true record of the meeting on August 7th, which was clearly not the case. Similarly, amendments to the minutes of the SG meeting on July 30th proposed by Cnslr Nigel Rowley (Appendix F), which accurately reflected the proceedings, have so far been ignored.

Conclusions

From the above factual account of events, it is plainly evident (inter alia) that:

- a) The Parish Council mis-directed itself and consistently provided incorrect and misleading guidance to the community and councillors concerning the scope of the NDP. Repeated statements to the effect that the plan was only meant to be about housing development were incorrect. They had the effect of excluding residents of the outlying parishes from the whole planning process until mid-2018. Even now, WGPC appears to persist in its narrow view of the scope of the Plan—see latest edition of the Parish newsletter (Appendix G).
- b) The Parish Council should never have submitted a draft Plan to HCC for Reg 16 consultation in the knowledge that a substantial segment of the community held strong objections to such action and material amendments they wished to see made to the draft. The PC should have sought to produce an inclusive draft which reflected the views of residents of all four parishes.
- c) The Chairman of the PC showed extreme bias and acted in a highly autocratic and unreasonable manner in refusing to allow the amendments proposed by two parishes to even be considered by the SG or the PC.
- d) The proceedings at the PC meeting on August 7, 2018, contravened Standing Orders and led to the resolution being *ultra vires* to forward the draft Plan to HCC for Reg 16 consultation.
- e) Wigmore Parish Council failed to perform its democratic responsibility to articulate and consider the interests of all residents within the settlement group without bias or prejudice. As demonstrated by the above-mentioned circumstances, in particular the petition of objection from residents of Elton and Pipe Aston, the Council has failed in this duty. This is

largely due to the domineering attitude of the PC chairman, which obstructs and stifles open debate and restricts the fair hearing of issues submitted by the public and councillors of these outlying parishes.

We therefore request that HCC should send the draft Plan back to the Wigmore Group PC for further and properly inclusive consultation.

Gill Bilbrough (Elton)

Nigel Rowley (Pipe Aston)

Appendix C

From: **Richard Buxton** <rbuxton@richardbuxton.co.uk>

Date: 7 August 2018 at 14:07

Subject: Re: Wigmore Group NDP

To: Jano Rochefort <clerk.wigmoregpc@outlook.com>

Ms Rochefort - by way of follow up to your response email, for which again thanks, I understand that you have been advised that the appropriate way forward would be for any further representations to be done at the Reg 16 stage by way of representations to the LPA. While this may, all other things being equal, theoretically be a possible way of doing things, it is so obviously not appropriate in the present circumstances as to cross the threshold of legal irrationality for the PCs so to decide to proceed at this evening's meeting. It would open up the unedifying prospect of two parishes judicially reviewing the other two members of the group.

The purpose of the Reg 14 stage and plan preparation to put to the LPA under Reg 16 is in order for the qualifying body (here the PCs) to put forward a draft plan which (even if some people may dissent from it) at least has been prepared in a lawful way with all material considerations taken into account. On the contrary, there is a situation here where the PCs should be (indeed are) aware that major concerns affecting the interests of two of the component parishes are simply being brushed aside on the (wholly incorrect) basis that it is too late to do anything about them.

I understand that the concerns of these parishes are exacerbated by the chairman of the PC stating at the last (30 July 2018) meeting of the Steering Group, and on other occasions, that the plan is only about housing development in Wigmore and Leinthall Starkes. From a legal perspective that alone indicates failure to take into account material considerations ie. that the plan is about planning the neighbourhood as a whole and taking into account the respective concerns of its constituents.

Of course situations may arise where concerns, suggestions are made that are wrongly founded, illegitimate, etc. and indeed it is the job of the steering group to deal with these. But to dismiss the amendments proposed by Elton and Pipe Aston as appears to have happened, or be proposed now to happen, is wrong. A further part of the problem appears to be that the PCs have brought the problem upon themselves by not, contrary to HCC's guidance, consulting with landowners and others who might have expressed concerns at an earlier stage.

It is blindingly obvious that the PCs can and should seek further representations following further Reg 14 publicity on a proposed draft plan, taking into account the

amendments (including the alternative vision statements and any other amendments that may have arisen, i.e. as well as those suggested by the Pipe Aston and Elton parishes) and when that has been done proceed with the Reg 16 stage (compliant with Reg 15). It seems to us that it would be odd in the extreme for the PCs not to want (as it were) to get their own act together before submitting to the LPA and there is nothing whatsoever to be lost in so doing. On the contrary, there is much to be gained by not having delays at the LPA stage.

I have seen a note you have circulated saying

3. The Steering Group has met and agreed on the contents of the plan to be presented to the parish council at the 7 August extraordinary meeting. There can be no further meetings of the Steering Group at this point.

That, with respect, is incorrect. There can (obviously) be further meetings of the SG: it is not "functus". Anyway substantively it is clearly within the PCs' power to publicise a further draft plan under Reg 14, seek representations, and proceed with submission to the LPA.

If you disagree with this please, in order that we don't all waste time on this, explain your thinking and in particular why the plan must go forward in its current form even though you are aware of such very considerable dissent?

Richard Buxton

--

Richard Buxton Environmental and Public Law

Appendix D

To: The Council of Wigmore Group of Parishes.

We the undersigned wish to object to the further progress of the Wigmore Parishes Neighbourhood Development Plan as, in the form proposed by the Neighbourhood development Plan Steering Group which met on 30th July 2018, we do not consider it to be inclusive of the democratically assembled views of parishioners living within the villages of Elton and Pipe Aston, as conveyed by their representatives. We request a further meeting of the Neighbourhood Development Plan Steering Group where our representations can be fairly considered.

(signatures supplied to WGPC)

Mr and Mrs E Morgan:

Eve Upton and Steve Brookes,

Mr and Mrs Sharman:

Mr Russell:

Mr and Mrs O'Neill:

Glenys and James Stinton:

Kay and Chris Dartnell:

Gill and Robert Bilbrough: Robin and Virginia Taylor:

Richard Taylor:

Robert and Victoria Martin:

Edward Martin:

Isabel Martin:

Sir Leslie Fielding:

Dr Sally Harvey:

Mr Cooper:

James Hepworth:

Anne Van Schelle Hepworth:

Phi Evans:

Mr A L Morgan:

Jan Jones:

R Dennison:

Nigel and Linda Rowley:

Mark and sarah Jones:

Anthea Gordon:

Mr and Mrs Carter:

Roy and Clare Major:

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Appendix E

Sent: 28 August 2018 13:47

To: clerk.wigmoregpc@outlook.com

Subject: Minutes of extraordinary meeting on 7th August

Dear Jano

I would like to propose the following amendments/ corrections to the minutes of the Extraordinary Meeting held on 7th August as follows:

Agenda item 3 line 4: to delete the words “following advice from Herefordshire Council” as the chairman did not say this.

Agenda item 3 line 7: to insert the words “The Vision Statement would be submitted under regulation 16” which the chairman said was to happen.

Agenda item 3 line 9: After “submitted to Herefordshire Council” to insert the sentence “One councillor sought to have the motion discussed but this was not permitted by the chairman”.

Thank you,

Gill

Hello Gill

These amendments to the minutes should be raised at Monday's meeting when Item 4 is discussed.

The other items you mentioned have been included on the agenda for Monday.

Regards

Jano

Jano Rochefort

Clerk to Wigmore Group Parish Council

E: clerk.wigmoregpc@outlook.com

Draft

Wigmore Group Neighbourhood Development Plan

2011-2031



Submission document Version 21 July 2018

Photo credits:

Front cover - clockwise from top:

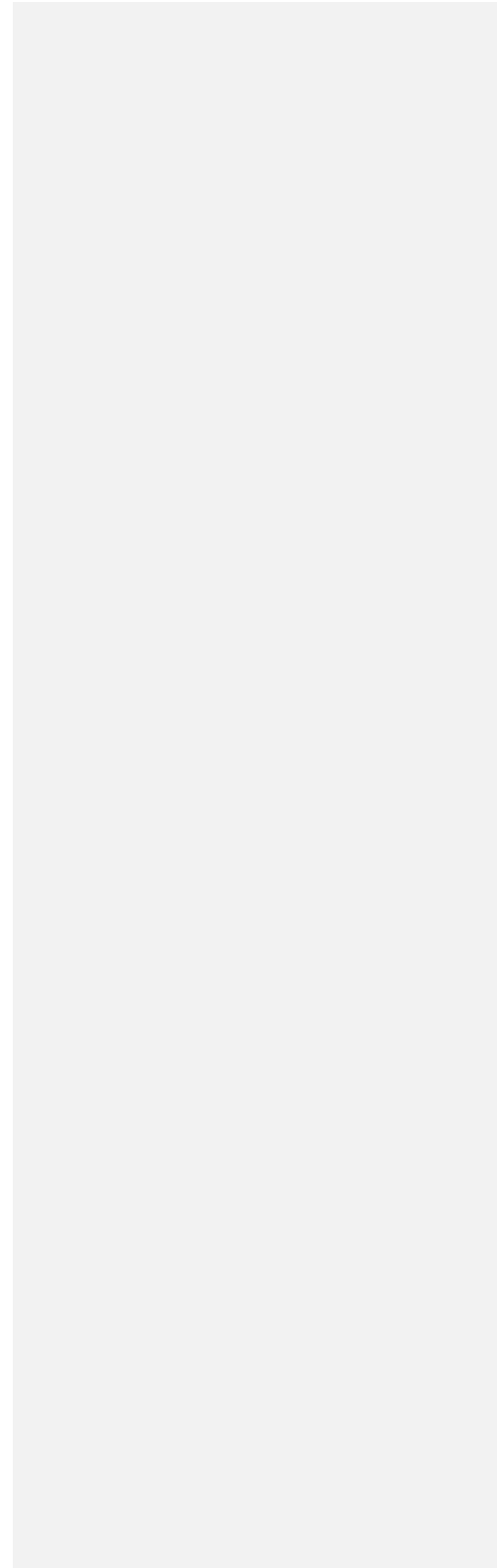
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[Nick Note: page numbers to be added later]

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2. How is the Neighbourhood Plan prepared?

3. Wigmore Group Past and Present

History of the Wigmore Group

Wigmore Group today

4. Key issues for the Wigmore Group Neighbourhood Plan

5. Aims, **Vision and** Objectives of the Wigmore Group Neighbourhood Plan

6. Policies and Proposals

Natural Environment

Housing

Community facilities

Design and Heritage

Local employment

Appendix A. National and Local Policies

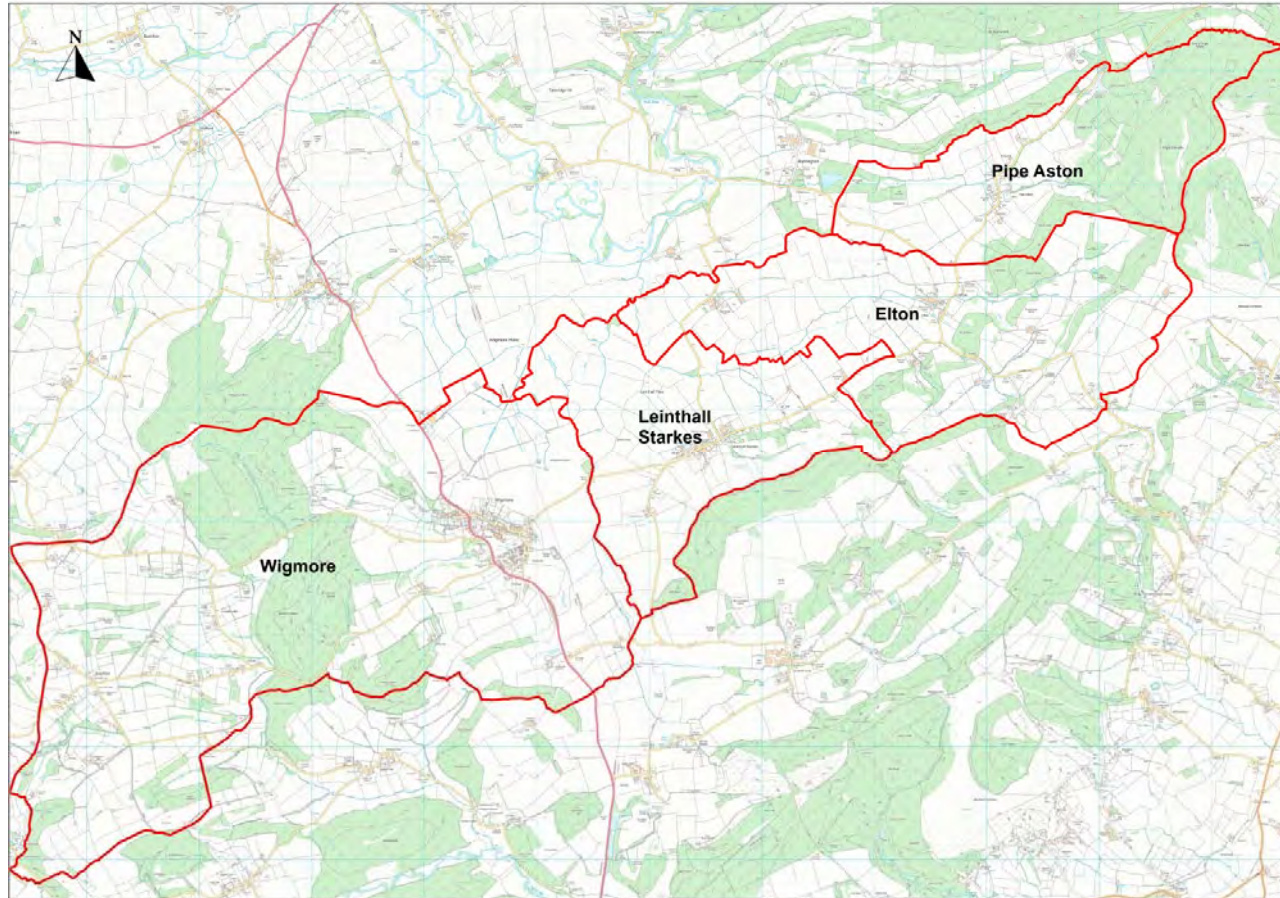
Appendix B. Statutory Listed Buildings

1. Introduction and Background



- 1.1 Welcome to the Wigmore Group Neighbourhood Development Plan (WGNDP). Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities such as Herefordshire Council can produce development plans to promote, guide and control development of houses, businesses, open spaces, so too, now, can parish councils, by preparing a Neighbourhood Development Plan.
- 1.2 The significance of this is that when the Neighbourhood Development Plan is “made” it will become part of the development plan for the area. This means planning applications in the parishes, unless there are other material considerations, will normally be determined in accordance with the Neighbourhood Development Plan.
- 1.3 The Wigmore Group of Parishes represents the civil parishes of Wigmore, Leinthall Starkes, Elton and Pipe Aston **which make up the local government body of Wigmore Group Parish Council.**
- 1.4 The photograph above is the Wigmore Vale, the landscape setting in which the Wigmore Group sits. The topography has likely little changed in the thousand years since Wigmore Castle was founded, but land-uses have evolved to more intensive farming and forestry. Farming and forestry still shape the land but many of the local houses and most of the churches have survived intact for hundreds of years despite the turbulent history of these “Marcher” lands.
- 1.5 The Wigmore Group Parish Council believe that planning for the area is an important right to exercise, and in November 2012 the parish council applied to be designated a neighbourhood planning area. Herefordshire Council approved this application covering the Wigmore group of parishes in January 2013 (See Map 1).
- 1.6 Since this designation the Parish Council has been preparing this Neighbourhood Development Plan. A Plan that, when finalized **and adopted into Herefordshire Council’s Local Development Framework (the Statutory Development Plan),** will give local people more say in the future development of the parish.
- 1.7 However, after starting the process, the parish council considered it expedient to await the adoption of the Herefordshire Core Strategy (adopted in 2015), to enable them to plan more precisely for the future.

Map 1. Wigmore Group Designated Area

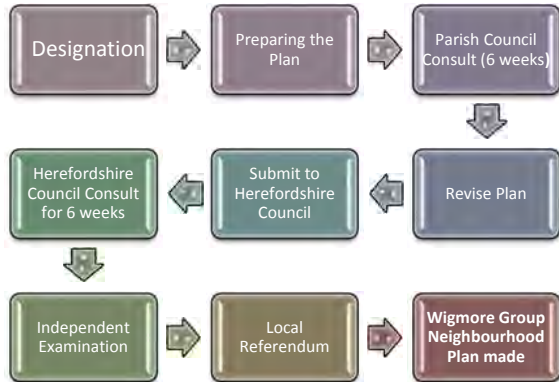


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2. How is the Neighbourhood Plan prepared?

2.1 Neighbourhood Development Plans have to be prepared following a procedure set by government, as detailed in Figure 1.

Figure 1. The Neighbourhood Development Plan Preparation Process



2.2 This procedure must include two six-week periods of consultation on the Draft Plan, the first carried out by the Wigmore Group Parish Council and the second by Herefordshire Council.

2.3 After these consultations, the plan will be sent for examination by an independent expert. This examiner will be jointly appointed by the Wigmore Group Parish Council and Herefordshire Council.

2.4 At the examination, the examiner will assess whether the plan meets the basic conditions of the Town and Country Planning Act 1990 as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2.5 If the examiner decides the answer to all these questions is “yes”, the Wigmore Group Neighbourhood Plan will be subject to a local referendum.

- 2.6 The referendum will give all eligible voters on the electoral register in the **four parishes** the opportunity to vote and decide if the Wigmore Group Neighbourhood Development Plan should in future be used to help determine planning applications. The final decision, therefore, rests with the people of the Wigmore Group of Parishes and will be a straight forward majority of those voting in the referendum.
- 2.7 The Wigmore Group Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) of 2012 and the online National Planning Policy Guidance (NPPG).
- 2.8 This means that Wigmore Group Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire Council’s Core Strategy.
- 2.9 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy adopted on 16th October 2015. A full list of its relevant policies is provided in Appendix A.

3. Wigmore Group past and present

History of the Wigmore Group

Wigmore Parish

- 3.1 Wigmore is a village and civil parish in the northwest part of the county of Herefordshire, England. It is located on the A4110 road, about 8 miles (13 km) south-west of the town of Ludlow, in the Welsh Marches.
- 3.2 From early years, there was an Anglo-Saxon settlement next to a large marshy area in the floodplain of the River Teme, in the northern corner of what is now known as Herefordshire. It did not become known as Wigmore (Wigmore or Wighemore) until after the Normans came to Britain in 1066. Wigmore was to become the seat of power for the Mortimer family for the next 250 years. During this time, the settlement grew to a village, then to a market town. It remained the centre of the area with the castle to enforce its power. The Mortimers effectively ruled the country from the area until the 14th Century
- 3.3 The landscape of the area lends itself to agriculture and forestry. As the Wigmore Glacial Lake of 20,000 years ago was progressively drained, it became extremely fertile for grazing and crops.
- 3.4 The Domesday Book describes Wigmore Castle as being set in wasteland called Merestun – the farm on the lake. According to the Domesday Book, Wigmore Castle was built by William FitzOsbern, Earl of Hereford and belonged to Ralph de Mortimer, supposedly a kinsman of William the Conqueror and the founder of the great Marches dynasty of the Mortimers.
- 3.5 By the time of Roger Mortimer (1287–1330) the family owned extensive English and Welsh lands, centred on Wigmore Castle. The castle remained Mortimer property until the 15th century when it passed to the Crown. It was acquired by the Harley Family in 1601 and was caused to be demolished (slighted) by Lady Brilliana Harley during the English Civil War.
- 3.6 The castle is now privately owned and is under the guardianship of English Heritage. English Heritage excavated part of the site in 1996 and 1998 and consolidated as necessary. The castle was the first in the country to receive a 'soft capping' approach to conservation. The range of plants and wildlife on the property is diverse and rare due to remaining mainly undisturbed.
- 3.7 The Castle is recorded in detail in a recently published (2015) report on the Excavations of 1996 and 1998 by The Society for Medieval Archaeology – Monograph 34.
- 3.8 The Church of St James is a 1,000-year-old Grade I-listed building that has survived the turbulence of the medieval ages, the Wars of the Roses and the English Civil War. The Church is in close proximity to Wigmore Castle. The architectural significance of both the church and castle is much recorded and described in Pevsner's *Buildings of England: Herefordshire* and the writings of respected local historian, J W Tonkin.



Wigmore Castle, looking north over Wigmore Vale © John Williams

3.9 Founded as a collegiate church by the powerful Mortimer family, the church lies on the site of an earlier Saxon building. The building has a very early Norman nave. Herringbone masonry is visible on the outside of the north wall. The church stands above the village and, with the ruined castle, dominates the village and surroundings of Wigmore. The churchyard cross is much restored. It stands on a 14th century base, with an ogee-headed niche. This feature is found in a number of churches along The Marches. More rare inside is a piscina high on the south wall by the chancel arch. This is a legacy of the original rood screen which, unusually, had an altar on it.

3.10 Wigmore was one of the first areas in England to have an Enclosure Act. Dating from 1772, this act affected the moor and woods nearby. The dividing earth banks still survive.

3.11 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Wigmore as follows:

"WIGMORE, a village, a parish, and a hundred, in Hereford. The village stands 5 miles SE of Bucknell r. station and 9 NW of Leominster; is a seat of petty-sessions; and has a post-office under Kingsland, Herefordshire, a police station, and fairs on 6 May and 5 Aug. -The parish includes part of Limebrook, and is in Ludlow district. Acres, 3,441. Real property, £3,342. Pop., 499. Houses, 104. The property is subdivided. A castle stood, in the Saxon times, on an eminence a little W of the village; was rebuilt, in the 12th century, by Ranulph Mortimer; and has left some remains."

3.12 The Gazetteer of the British Isles of 1887 showed that the village of Wigmore had not changed much in fifteen years - indeed, the number of inhabitants had declined slightly: 3,441 acres (13.93 km²) contained a population of 417. Similarly, the Wigmore hundred's 46,354 acres (187.59 km²) contained a population of 5,665.

Leinthall Starkes Parish

3.13 Leinthall Starkes is a village and civil parish adjacent to Wigmore and about 7 miles south-west of Ludlow.

3.14 Back in 1870-72, John Marius Wilson's "Imperial Gazetteer of England and Wales" described Leinthall Starkes like this:

"LEINTHALL-STARKES, a parish, with a village, in the district of Ludlow and county of Hereford; 5 miles WNW of Woofferton-Junction r. station, and 6 SW by W of Ludlow. Post town, Wigmore, under Kingsland, Herefordshire. Acres, 990. Real property, with Leinthall-Earls, and Elton, £3,791. Rated property of L.S. alone, £1,017. Pop., 144. Houses, 29. The property is all in one estate. The living is a p. curacy in the diocese of Hereford. Value, £53. Patron, A. R. B. Knight, Esq. The church is ancient, and has a belfry. There are an endowed school, with £14 a year, and other charities £4."

3.15 The church in Leinthall Starkes is St. Mary Magdalene. The church is located a little way from the village and probably marks the site of the older and now deserted village. It is a simple church with a Norman foundation, with a few later additions. Although the bellcote is 17th century, the 2 bells are about 750 years old and amongst the oldest working bells in the country. It is approached down its own green lane and is a haven of peace and quiet.

Elton Parish

3.16 Elton is a village and civil parish situated on the Wigmore to Ludlow road. The village is northeast of Leinthall Starkes and south of Pipe Aston.

3.17 Elton has its own entry in Domesday Book, folio 183b, and in 1086 is listed under the lands of Ralph de Mortimer, who had already set up his castle and borough at Wigmore. At Elton then, there were two plough-teams in the demesne (the part held in hand by the landholder) and eight villeins, two smallholders, and two "racknichts" or "riding knights" who held another three plough-teams; there were also three slaves. Each of these men may well have had spouses or families. But in 1066, before the Norman Conquest, Elton had been held by Eadric, known as

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Eltonians, best interpreted as 'of the forest' but also known as *Sourange* and interpreted as 'the Wild'. At that time, Eadric certainly held at least another six or eight small manors within easy riding distance, mostly in woodland or upland. There was then, as now, a quantity of hardwood forest attached to Elton.

3.18 After the conquest of England by William of Normandy, Eadric refused to submit and therefore came under attack from Norman forces under Richard fitz Scrop, based at Hereford Castle and at Richard's Castle nearby, and accounts of Eadric's acts of rebellion in Herefordshire in 1067 are included in several contemporary histories. 3.19 Eadric allied himself to the Welsh prince of Gwynedd (and Powys), Bleddyn ap Cynfyn, and his brother Rwallon, and unsuccessfully attacked the Norman castle at Hereford in 1067, retreating to Wales to plan further attacks. During the widespread wave of English rebellions in 1069-70, again helped by his Welsh allies as well as other English rebels from Cheshire, Eadric burned the town of Shrewsbury, and unsuccessfully besieged Shrewsbury Castle.

3.20 Various historical traditions have attached themselves to Eadric's name, but the weight of the chronicles agree that finally he submitted to or was captured by the new Norman king and, in fact, later campaigned for the Conqueror in Scotland and Maine. But another source maintains that he was imprisoned for life. His name is still respected locally.

3.21 Thomas Andrew Knight (1759-1838), certainly one of Britain's most influential botanists and second President of Royal Horticultural Society from 1811 until his death, made his home at Elton Hall before inheriting Downton Castle. He utilised the Hall's garden and fields as the base for his many horticultural experiments, mostly with fruit trees, applying scientific principles and techniques to practical horticultural problems. From his results here, he published extensively on seed germination, pruning, tree sap and bark etc. His famous illustrated book, the *Herefordshire Pomona (Pomona Herefordiensis)* about Old Cider and Perry Fruits, was published in 1811, and includes the Downton Pippin, Golden Pippin and many others. A copy is held in the Bulmer Cider Museum. Andrew Knight's Elton Heart, a luscious heart-shaped cherry and Black Elton are still cultivated and available, the former used commercially in Australia.

3.22 The tradition of garden expertise continues strongly at Elton today, with no less than three houses occupied by professional gardeners. In addition, the present orchard at Elton Hall contains varieties of the fruit trees from Knight's *Pomona* with specially grafted trees from various local specialist nurseries in Herefordshire, replanted about 1995.

3.23 The church in the parish is St Mary the Virgin, which stands close to Elton Hall. It has a Norman nave, chancel and doorways. The lancet windows are 13th century and the screen dates from the 15th and 17th centuries. Services are held twice a month and the church, being the only community facility, is sometimes used for events other than worship.

3.24 The National Cycle Network route NCN44 runs through Leimthall Stakes, Elton and Pipe Aston and is well-used by experienced cyclists and for organized cycle events. The Herefordshire Trail also runs through Elton. There is a home-based tourism business specializing in cycle hire, cycling and walking holidays. The roads and lanes are in a poor state of repair and in places too narrow for cars to pass without reversing. There is no bus service and no pavements and the speed of traffic is a concern. There are several small self-catering and Bed and Breakfast businesses, all utilizing

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buildings within the curtilage of the owners' homes. Tourists value the network of public footpaths, the peace and tranquillity and tranquil, timeless rural landscape.

3.25 The land is predominantly used for agriculture, with six working farms and some traditional orchards. There is no mains water or sewerage in Elton, with all households relying on private bore-holes for their water supply and septic tanks for sewage disposal.

Pipe Aston Parish

3.26 Pipe Aston is a small village and civil parish in the far north of Herefordshire, close to the border with Shropshire. The landscape is diverse, unspoilt and steeped in history. Surrounded by forest, the village nestles at the foot of Juniper Hill, within the Mortimer Forest, an area of special landscape importance. The Vinnals picnic area with its natural car park and waymarked trails through undeveloped Forestry Commission land provides a gateway to this area of tranquility and wellbeing for local residents (including many from Ludlow and other parts of Shropshire) and day visitors. Physical activities like walking, running, cycling and orienteering are the primary uses of the area. Residents and visitors also come to study the wildlife and immerse themselves in the natural environment, supporting the social wellbeing of the local community.

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3.274 Pipe Aston has its own entry in Domesday Book, and was held by Ralph de Mortimer, as was Elton at that time. In demesne there were two plough teams, and five villeins with two borders held a further three plough teams. But in 1066 five men had held this land as though there were three manors. And in 1086 it still independently paid tax for three hides (a hide was unit of land and tax assessment, nominally 120 acres). In the interim period the land became waste and valueless; it might have been then that one of the two motes was built. Thus there are grounds for concluding that the settlement suffered traumatic changes of tenure as a result of the Norman Conquest and that if any of the five men who once held their land here independently still managed to hold onto any land they were now there only as villeins under the new regime. In 1086, it was worth 30 shillings, compared with Elton's 20 shillings.

3.289 Very early in the 17th century, Aston built up a rural industry utilising the local availability of clay and wood for charcoal necessary to make the newly-introduced clay pipes, and as Aston is a common settlement name, the parish eventually became known as Pipe Aston. The road curves round one of the many former sites of production that have been verified and analysed by professional excavations over several seasons. Their products have been found in London and many other locations and the area continued to have a considerable reputation in the skills for several centuries; even when the local clay resources ran out, other clay was brought by packhorse from the Broseley area.

3.2910 Close to the Norman motte, the small Norman church has a beautifully preserved carved tympanum of national significance in the corpus of Romanesque sculpture. It depicts Christ as the Lamb of God with the eagle of St John and the winged ox of St Luke's flanking the Lamb. Two highly carved door imposts support the tympanum, and an inverted water stoup with carvings of a dragon and foliage of a similar period serves as a font. There is considerable evidence to support the knowledge that one Oliver de Merlimond, sometime steward to the Mortimers of Wigmore, went on pilgrimage to Compostela in 1125 and returned with ideas to sponsor and reflect the artistic craftsmanship that he had experienced on his journey. It is thought that the artistic endeavour here is associated with one of the artists working within what is

termed the 'Herefordshire School of Romanesque carving', who was probably brought from France. A bird of prey attacking a small bird features in some work, including here, which may be a particular mason's signature. (Birds of prey including kites, goshawks, sparrow-hawks and buzzards, are currently observed in the skies above Pipe Aston and Elton.)

3.304 This recently restored church also contains the remains of a number of wall paintings of various dates including important mediaeval material. The resulting complex, interspersed with old farm-houses and cottages in half timber and stone, has a historic and scenic atmosphere unique even in this locality rich in historic associations and unspoiled natural landscapes. As a teacher and one of Pipe Aston's residents and history lovers (whose grave was placed on the side of the churchyard close to the moat in the year 2000) phrased it - she is 'at peace now in this place she called paradise'.

Wigmore Group Today

3.312 This profile provides an introduction to the parishes of Wigmore, Leinthall Starkes, Elton and Pipe Aston in the present day. It contains an overview of the population, housing, employment, education, and car ownership. This information is sourced from the 2011 Census. The statistics are available separately for Wigmore and for Leinthall Starkes which includes Elton and Pipe Aston.

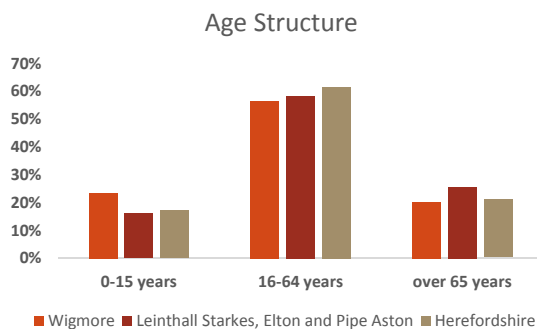
Population

3.323 Wigmore parish covers an area of 1,407 hectares and has a population of 757. Population density at 0.5 persons per hectare is low even relative to that in the rest of rural Herefordshire (0.8 people per hectare).

3.334 Leinthall Starkes, Pipe Aston and Elton cover an area of 1,405 hectares and have a combined population of 168. Population density at 0.1 persons per hectare is significantly lower than that of Wigmore parish.

3.345 The age structure of the Wigmore group is broadly similar to that of Herefordshire (Figure 2).

Figure 2. Age Structure of the Wigmore group and Herefordshire populations



Housing

3.356 As at April 2011, there were 334 dwellings in Wigmore, 35 in Leinthal Starks, 26 in Elton and 18 in Pipe Aston. However, when calculating the 14% housing growth target for the Wigmore Group Parishes only the number of dwellings in Wigmore and Leinthal Starks were counted. This is because they have been identified as RA2 villages in Herefordshire Council's Core Strategy. Thus the Wigmore Group Parishes original housing growth allocation was 52, being 14% of the combined number of 369 dwellings in Wigmore and Leinthal Starks.

3.367 The following figures provide a breakdown of dwellings types, tenures and number of bedrooms, for each parish compared with Herefordshire as a whole.

Figure 3. Accommodation Type

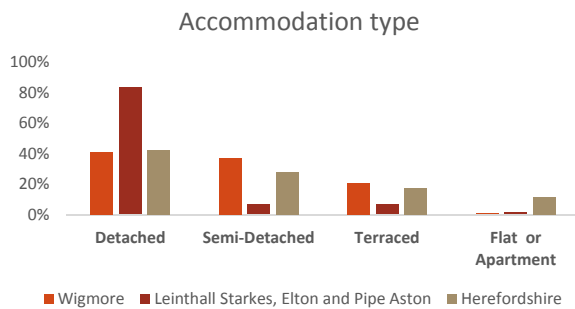


Figure 4. Accommodation Tenure

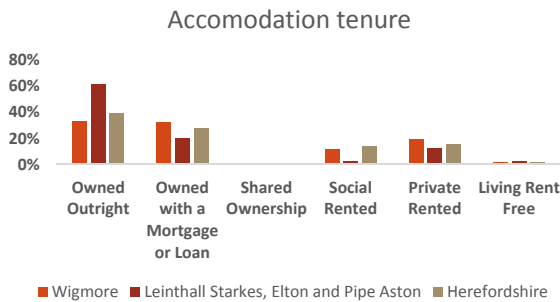
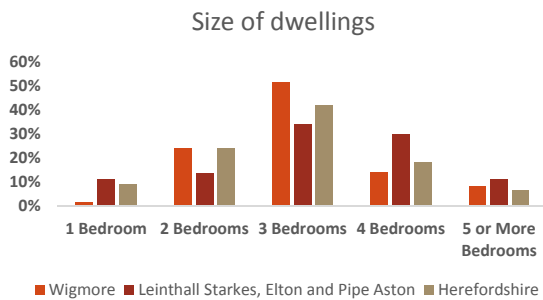


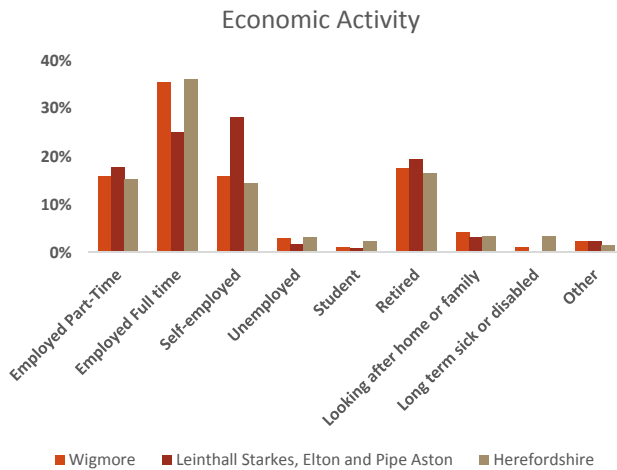
Figure 5. Accommodation size



Economic Activity

3.378 In Wigmore, 71.3% of residents aged between 16 and 74 are economically active, which is similar Herefordshire as a whole. In Leinthall Starkes, Elton and Pipe Aston 73.4% of residents are economically active.

Figure 6. Economic Activity



Education and Qualifications

3.389 Of residents aged over 16, 19.8% of Wigmore residents and 19.9% of residents of Leinthall Starkes, Elton and Pipe Aston have no qualification. However, this is below the Herefordshire average of 22.9%.

3.3940 Of residents aged over 16, in Wigmore 32.4% and in Leinthall Starkes, Elton and Pipe Aston 34.8% have achieved a level 4/5 qualification or above. This compares to 27.5% in Herefordshire.

Car Ownership and travel to work

3.404 8.6% of households in Wigmore, and 2.7% in Leinthall Starkes, Elton and Pipe Aston do not own a car or van, compared to 16.4% in Herefordshire. 51.2% of Wigmore residents drive a car or van to work, compared to 42.7% in Leinthall Starkes, Elton and Pipe Aston and 42.4% in Herefordshire. 7.3% of Wigmore residents and 16.9% of residents in Leinthall Starkes, Elton and Pipe Aston work from home.

Health

3.412 82.6% of residents in Wigmore, and 83.3% in Leinthall Starkes, Elton and Pipe Aston define their health and good or very good. 0.1% in Wigmore and 1.2% in Leinthall Starkes, Elton and Pipe Aston define their health as very bad.

Natural Environment

3.423 The Natural England National Character Area (NCA) classification identifies the Wigmore Group of parishes as within NCA 98: *Clun and North West Herefordshire Hills*. It defines the key characteristics of the landscape as follows:

- This is an undulating, tranquil, rural area, divided by the narrow valleys of the River Clun and River Teme. The steep-sided, shallow-domed hills of Clun Forest are similar in character

to the Welsh hills. Small, wooded, enclosed upper valleys broaden to flat-bottomed, farmed lower valleys.

- The area is composed of two distinctive geological regions as a result of earth movements along the Church Stretton Fault, which runs diagonally south-westwards through the NCA. To the north-west, the deep-water deposits of the Silurian Period give rise to a dissected plateau with glacially deepened valleys running eastwards out of Wales. To the southeast, the shallow water deposits are characterised by a continuation of the dip-and-scarp topography of the adjacent Shropshire Hills NCA. The landscape expression of these geological differences epitomises the transition eastwards from upland to lowland Britain.
- Cool climate, high rainfall and acidic brown earth soils give rise to moorland vegetation in the uplands, while arable cultivation is carried out on lower slopes, where the soils are silty but free-draining.
- The main rivers in the NCA are the east-flowing rivers Teme and Lugg. The rivers Redlake, Clun, Unk and Kemp flow south-eastwards, meeting to form flood plains of alluvial sands and silts. Many watercourses are 'unimproved', retaining a great deal of physical and biological diversity, and are noted for their high-water quality and associated riparian habitat. They provide important habitats for species such as Atlantic salmon, freshwater pearl mussel and dipper.
- Well wooded area with semi-natural woodland, upland oak and wet woodland, especially on steep valley slopes. Ancient woodland and Plantations on Ancient Woodland Sites are important features. Woodland habitats hold important assemblages of nationally declining bird species, including wood warbler, pied flycatcher, redstart and tree pipit. The straight edges of large, conifer plantations contrast with the remnant, ancient, semi-natural woodland.
- Ancient wood pasture and parkland is extensive and an important habitat, with fine specimens of veteran trees in unimproved pasture supporting nationally rare lichens and insects such as scarlet longhorn beetle and high brown fritillary.
- Moorland, extensive areas of unimproved semi-natural grassland, purple moor-grass, rush pasture and lowland flood plain grazing marsh can be found across the area.
- Irregular field patterns in valleys and around settlements contrast with large, rectilinear fields on higher ground.
- A Welsh settlement pattern of isolated farmsteads, small fields and Welsh farm names in the uplands contrasts with nucleated villages, castles, and English and anglicised names in the valleys.
- The area holds a large number of heritage features from Offa's Dyke to iron-age hill forts, castles and the conical mounds of mottes and planned boroughs on the eastern edge.
- The NCA offers an extensive network of rights of way and open access land, as well as the Offa's Dyke National Trail. There are a number of other local trails such as the Herefordshire Trail, Mortimer Trail, Shropshire Way and Jack Mytton Way.

1.34 In the Herefordshire Council's Landscape Character Assessment document 2004 (LCA) the parishes of Elton and Pipe Aston are described as having two main landscape types:

1.6 Principle wooded hills

1.21 Principle settled farmlands

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This landscape type is informed by the underlying geology. Silurian limestone, which rises to steep slopes giving way to wide valley bottoms. The steep slopes are often wooded, dense wooded cover, often of ancient semi natural woodland, which interlinks across the valley sides linked by hedges and farmland. Their longevity means that they have a high conservation value, even in the smaller parcels that have been replanted by more productive forestry species. The woods frame the farmland and wood pasture in between.

The valleys have a gently rolling nature, sparsely populated with farmsteads at intervals as well as the two modern day settlements of Elton and Pipe Aston. Field size and use is very varied, grazing, arable, and they are well linked by hedges, significant hedgerow trees, small streams that feed into the river Teme and small winding lanes. The landscape has a 'notably domestic character' (LCA) and significantly includes orchard, historic farm buildings, wood pasture, historic parkland and meadows incorporated into the farmland pattern of scattered settlements and farms.

This settled feel, the blend of diverse natural landscape with the working landscape of farming and forests gives it a strongly tranquil and quiet quality. Together with its historic significance it makes the character important for the green tourism enterprises based here.

3.4~~5~~ There are six Sites of Special Scientific Interest (SSSIs) within or adjacent to the Wigmore Group designated neighbourhood area. Four are important geological sites, the other two being designed for their biological importance:

- *Elton Lane Cutting* (a classic geological section in the Ludlow Series of the Silurian)
- *Mortimer Forest* (an exceptionally important geological site for displaying sections through Wenlock and Ludlow Series rocks)
- *Burrington Sections* (rock outcrops providing important exposures of the top of the Coalbrookdale Formation and the overlying Wenlock Limestone - a key reference area for study of the Silurian geological System)
- *Burrington Farm Stream Sections* (a key section in the Ludlow Series Elton Beds geological formation)
- *Burrington Meadows* (damp marshy permanent pasture bounded by scrub and drier neutral grassland: a good example of a species rich, sedge dominated grassland, a type which is becoming increasingly rare)
- *River Teme* (the river channel is of special interest as a representative, near-natural and biologically-rich river type associated with sandstone and mudstones. These attributes and the river's high water quality support significant river plant, fish and invertebrate communities and other populations). [Water from the area flows into the nearby Downton Gorge SSSI](#)

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3.4~~5~~ There are also a number of Local Wildlife Sites and Regionally Important Geological Sites (RIGS) in the Wigmore Group Parishes area.

3.4~~6~~ There are also many areas of ancient woodland in the Wigmore Group Parishes area, such as **Wigmore Rolls, Barnett Wood, Hall Wood, Kingacre Wood and Mortimer Forest.**

3.4~~7~~ The Wigmore Group area, around the Wigmore village, has a large area of land designated as Flood Zone 3 in the floodplain of the River Teme (Map 2).

Map 2. Flood Risk Areas in Wigmore Group area



Source: Environment Agency Website @Crown copyright and database rights
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Historic Environment

- 3.489 There is a wealth of heritage assets in the Wigmore Group area. Wigmore parish has 38 Listed Buildings (3 Grade I, 1 Grade II*, 34 Grade II), and 1 Scheduled Monument. In addition, the historic core of Wigmore is designated as a Conservation Area.
- 3.4950 Leinthall Starkes parish has 1 Grade II* Listed Building and 4 Grade II Listed Buildings.
- 3.504 Elton parish has 12 Grade II Listed Buildings.
- 3.512 Pipe Aston parish has 1 Grade I Listed Building, 3 Grade II Listed Buildings and 1 Scheduled Monument.
- 3.523 A list of the Listed Buildings and Scheduled Monuments is provided in Appendix B.

4. Key issues for the Wigmore Group Neighbourhood Plan

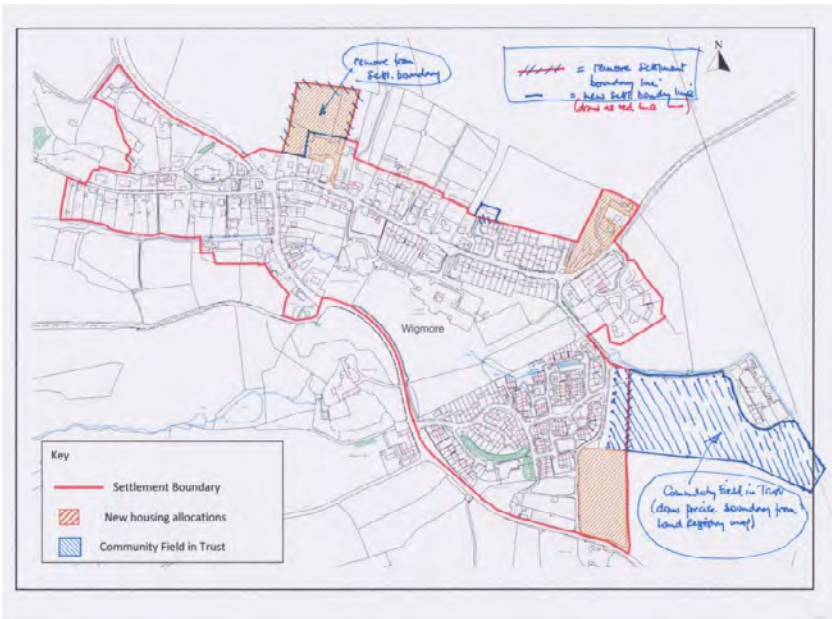
Herefordshire Planning Policy

- 4.1 Herefordshire Council's strategic planning policy is now contained in the Herefordshire Core Strategy.
- 4.2 Following the adoption of the Herefordshire Core Strategy on 16 October 2015, as the strategic planning policy, the Wigmore village settlement boundary became obsolete. The Core Strategy does not identify a new settlement boundary for Wigmore but sets out a development strategy for Herefordshire and Wigmore's place within that strategy.
- 4.3 Across Herefordshire's rural areas these main focal points will have to provide for a minimum of 5,300 new dwellings over the plan period of 2011-2031. Within the Leominster Housing Market Area (HMA), a minimum of 730 dwellings will have to be provided over this period. The Herefordshire Core Strategy sets a growth target for the Leominster Rural HMA of 14%.
- 4.4 The Wigmore Group Neighbourhood Development Plan is guided by the key principles identified in Policy RA2 of the Herefordshire Core Strategy. Wigmore is identified as being the hub of the group of Parishes, having all common services (e.g. Village Hall, community shop, mobile post office, leisure facilities, garage and a limited bus service). Residents of Lilon and Pipe Aston also use facilities in the nearby market town of Ludlow as being equally convenient and extensive.
- 4.5 Within the Herefordshire Core Strategy, Policy RA1 identifies Wigmore as a settlement which will be the main focus of proportionate housing development, and Leinthall Starkes as a settlement where proportionate housing is appropriate.
- 4.6 The Wigmore Group Parish Council has considered it expedient to establish a settlement boundary for both these settlements (Wigmore and Leinthall Starkes) in order to ensure future development is sustainable.
- 4.7 The settlement boundaries (Maps 3 and 4) have been defined taking into account the criteria set out in Neighbourhood Development Plan Guidance Note 20 (*Guide to Settlement Boundaries*). Specifically, the boundaries have been set so that they are:
- consistent with the largely linear settlement forms of the historic parts of the villages;
 - are at the edge of the built-up areas of the villages, but excluding some large gardens;
 - take into account the locations of recent developments and existing planning permissions;
 - include the areas of land allocated in this Neighbourhood Development Plan for future housing in Wigmore;
 - include sufficient land in Leinthall Starkes to allow for its future proportionate housing allocation;
 - follow, as far as possible, physical features such as roads, and garden and field boundaries; and
 - include amenity areas, including the community Field in Trust adjoining Bury Lane, Wigmore, and Wigmore School grounds.
- 4.8 Settlement boundaries have been set also to take into account the local topography, including flood risk areas (see Map 2) and landscape slopes and valleys.
- 4.9 The community field which adjoins Bury Lane in Wigmore is registered with Fields in Trust as community land. This has also been registered as such with the Land Registry. The western boundary of the Fields in Trust land has been set back from Bury Lane because the Parish Council

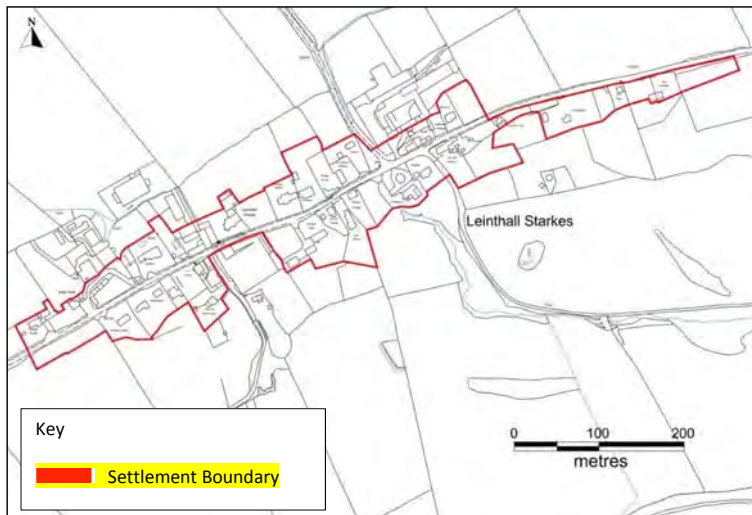
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may wish to widen Bury Lane at some stage in the future to relieve the traffic flow through the village (mainly due to school traffic issues – see also paragraph 6.3.4)

Map 3. Wigmore Settlement Boundary and proposed housing allocations [Nick. Redrawn map needs to show new Moor View brownfield area, new build north of 4 Glen View, and all of the Community Field as per the Land Registry plan]



Map 4. Leinthall Starkes Settlement Boundary



Locally Identified Issues

- 4.10 As well as all the national and local planning policy issues that the Wigmore Group Neighbourhood Plan must take into account, there are also a number of issues that have been identified locally, including through the work of the Wigmore Neighbourhood Plan Steering Group and the consultations and surveys that have taken place during the development of the Draft Plan.
- 4.11 This work has identified the following issues from the survey carried out in mid 2013 which need to be addressed, as far as is possible:
- Problems with traffic speeds, limited parking and the need for improvements to existing roads;
 - Improving tourism facilities in the area;
 - Improving community buildings and facilities in the area;
 - Improvements to the local environment;
 - Improving footpaths/cycleways and expansion of the network;
 - Improving signage to villages;
 - Improving poor transport links, including the bus services;
 - Improving employment opportunities;
 - Addressing issues with Wigmore school and transport/parking;
 - The lack of “mid-range” housing; and
 - The lack of “things to do”

Particular concern has been expressed by residents about the volume and speed of traffic on minor roads in the parishes (often with sharp bends), which are also used by walkers, cyclists and horse riders as well as, necessarily, by agricultural vehicles.

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- 4.12 The WGPC considers that all these issues above are still pertinent in 2018. No other major emerging issues have been drawn to the WGPC’s attention.

Environmental issues and constraints

- 4.13 As well as planning policy and locally identified issues, Wigmore needs to take account of a number of environmental issues and constraints.
- 4.14 In addition to the six Sites of Special Scientific Interest (SSSIs) listed in paragraph 3.38 above, there are other areas of environmental importance in the Wigmore Group area.
- 4.15 A Local Wildlife Site (Parky Meadow – a wet meadow, formerly burgage land), managed by Herefordshire Nature Trust, is located in Wigmore Vale just to the north of Wigmore village.
- 4.16 Herefordshire Council has entered into a number of management agreements under Section 39 of the Wildlife and Countryside Act 1981 with owners of key nature conservation sites. These provide an effective way of sustaining and enhancing the wildlife value of these sites.
- 4.17 Regionally Important Geological Sites (RIGS) are continuing to be identified by the Herefordshire and Worcestershire Earth Heritage Trust. These geological and geomorphological sites are considered worthy of protection for their educational, scientific, historical and aesthetic importance. They are



a unique natural heritage, providing a record of past biodiversity, climatic conditions and environmental processes. There is a RIGS located to the west of Wigmore village within the site of the Scheduled Ancient Monument.

4.18 The various designations of these sites mean the Neighbourhood Plan must take account of them by ensuring that a Strategic Environmental Assessment is produced, to ensure that the Plan will not have any adverse impacts on these sites. This is undertaken by Herefordshire Council in consultation with the relevant bodies.

4.19 The Group of parishes also contains part of Mortimer Forest, an important community asset. The forest is an ecologically important area which is home to a number of rare and endangered species, including the unique long-haired fallow deer, wood white butterfly, great crested newts, hazel dormice, several red-listed species of birds and many species of bats.

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5. Aims, Vision and Objectives of the Wigmore Group Neighbourhood Plan

Aims

5.1 Our aims for the Wigmore Group Neighbourhood Plan are to:

- Retain and protect the distinct character of the Wigmore Group Parishes;
- Develop the Wigmore Group Parishes as more sustainable settlements, providing a better range of services and increased local employment opportunities;
- Respond to the housing needs of our residents by sympathetic, organic and relevant growth; and
- Enhance and protect all aspects of our **peaceful** rural environment and its economy;
- **Safeguard the especial character of the built and natural landscape in a balanced and harmonious manner without distortion from any one activity or development type.**

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Sustainable development for the whole community

Sustainable development is about positive growth – linking planned social, economic and environmental progress for present and future generations.

The Wigmore Group Neighbourhood Development Plan follows the guiding principles of the UK National Planning Policy Framework (see Appendix A) and Sustainable Development Strategy, 'Securing the Future': Its key points concerning the three elements of sustainable development are:

Social – Promoting the creation of robust communities with homes, jobs and facilities to enable residents of every age to enjoy security and well-being.

Economic - Promoting measures for attracting employers and working families to the Wigmore Group area, to create healthy supply and demand within the local economy.

Environmental - Promoting movement towards a lower-carbon economy including enhancement of our natural, built and historic environment; high standards of energy conservation and the use of renewable energy; local food production; **water conservation**; and paths/cycleways to enable less use of cars.

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These three elements together set out what sustainability is in planning terms.

5.2 Our over-arching aim is to ensure that development in the Wigmore Group Parishes is genuinely sustainable and resilient for the future, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing.

Vision

Either – based on para. 5.2 text:

In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future, enabling people of all ages to pull together, in communities that are fit for living, working and playing

OR

Based on Plan content/statements of Wigmore Plan, and derived from Visions in other adopted Plans:

In 2031 to have a flourishing community with the **peaceful rural nature of all four parishes maintained, providing an environment in which residents enjoy living, working and playing and which is attractive to tourists **and visitors****

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OR

Alan's suggestion:

In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future with the rural nature of all four parishes maintained, providing an environment in which residents enjoy living, working and playing and which is welcoming and attractive to visitors and tourists

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Objectives

5.3 To achieve these aims we have identified the following six Objectives for the Wigmore Group Neighbourhood Plan:

OBJECTIVE 1: To ensure that the Wigmore Group Neighbourhood Development Plan promotes sustainable development for this and future generations by protecting key environmental assets (including greenspaces, landscapes, wildlife habitats, heritage assets and their settings and the Wigmore Conservation Area), conserving and safeguarding essential natural resources (e.g. water supplies) and taking account of constraints (e.g. flooding).

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OBJECTIVE 2: To promote a level of housing growth that is proportionate to the size of Wigmore village.

OBJECTIVE 3: To ensure that new housing in the group of parishes, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.

OBJECTIVE 4: To maintain the existing character of the group of parishes including their landscape whilst allowing appropriate limited development, and by protecting and improving existing facilities and services.

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OBJECTIVE 5: To ensure that future development in the area reflects the existing styles of buildings and is sympathetic with local traditional building styles.

OBJECTIVE 6: To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistently with maintaining the character of the area and policy 14 of the Herefordshire Core Strategy.

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6. Policies and Proposals

This section of the Wigmore Neighbourhood Development Plan sets out the policies and proposals that will be used up to 2031 to achieve our aims, vision and objectives. Each policy, or set of policies, is set out under the relevant Objective, with background/justification and local evidence provided for each policy.

6.1 Natural Environment

OBJECTIVE 1

To ensure that the Wigmore Group Neighbourhood Development Plan promotes sustainable development for this and future generations by protecting key environmental assets (including greenspaces, landscapes, wildlife habitats, heritage assets and their settings and the Wigmore Conservation Area), conserving and safeguarding essential natural resources (e.g. water supplies) and taking account of constraints (e.g. flooding)

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POLICY WG1

PROTECTING AND ENHANCING LOCAL LANDSCAPE CHARACTER

So as to ensure fully that the historic landscape settings of the Wigmore Group villages are maintained and developed sustainably for future generations, ensure that:

- a. All heritage assets and their landscape settings are fully maintained;
- b. The Wigmore Conservation Area is fully maintained and enhanced.

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the untrammelled natural landscapes, wildlife, historic buildings and quiet seclusion of the parishes is maintained

Development proposals will be supported only where they take account of the following landscape design principles:

- c. Preserve and not significantly detract from locally significant views (including those identified on Maps 5 and 6) that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land). Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
- d. Enhance the existing development form of scattered villages, hamlets and farmsteads within the wider setting of the area .
- e. Conserve Local landscape features.
- f. Ensure that there is no enhanced risk of indirect downstream water quality impacts on the River Teme and Downton Gorge nationally and internationally important conservation areas.
- g. Incorporate mature and established trees into future landscaping schemes, where possible.
- h. Preserve and enhance local habitats and wildlife corridors, particularly for rare and endangered species. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.
- i. Design and deliver high quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.
- j. Retain existing field patterns and boundaries, including low hedgerows and sparse tree cover.

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Map 5. Wigmore Conservation Area



POLICY WG2

DARK SKIES

To minimise light pollution and to maintain the **character and views of our night time skies**, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- They have undertaken an assessment of the need for lighting and can demonstrate need; and
- The nature of the proposed lighting is appropriate for its use and location. The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas.

Proposals that have a detrimental impact on the established character of the key settlements and surrounding landscape will not be acceptable. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available.

It is recognised that many traditional buildings may have 'significant openings' where internal lighting will be a natural consequence.

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Background/Justification

- 6.1.1 Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives:
- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
 - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
 - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
 - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.
- 6.1.2 The government's National Planning Policy Framework, section 12. *Conserving and enhancing the historic environment*, paragraph 132, states:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

- 6.1.3 Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:
1. Identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
 2. Provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
 3. Integration with, and connection to, the surrounding green infrastructure network.
- 6.1.4 Policy SS6 of the Herefordshire Core Strategy requires that:
- “Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations.”*
- 6.1.5 Policy LD4 of the Herefordshire Core Strategy requires that:
- “Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives: the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;”*
- 6.1.6 Policy SD3 of the Herefordshire Core Strategy states, concerning sustainable water management and water resources, states that:
- “Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.”*
- 6.1.7 Policy SD4 of the Herefordshire Core Strategy, on waste water treatment and water quality, states that:
- “Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.”*
- 6.1.8 Other relevant Herefordshire Core Strategy policies include SS1 and LD2.
- 6.1.9 The locally significant views shown in Maps 6 and 7 provide examples of such views of the non-built landscape settings of the Wigmore Group villages. These are not an exclusive set of such views from locations freely accessible to the general public which are valued by the local community. Furthermore, there are also many locally significant views of buildings in their village settings.

~~6.1.10 In 2012 the CPRE issued a report entitled “A New AONB in the Marches”. The purpose of this was to stimulate consideration of further AONB designation in Herefordshire. The report focuses on the uplands of West Herefordshire where CPRE believes that the case for further designation is strongest and longest standing. The outcome of the report was that Natural England included the proposal in a shortlist of new or extended designations to be assessed as their resources allowed. This was foreseen to be in 2018/19. The Wigmore Group of parishes lies in this area. It is therefore undoubtedly a valued landscape. Protecting and enhancing this national asset should be given highest priority.~~

Local Evidence

- 6.1.10 The 2013 Questionnaire results indicated that a pleasant environment is important to the community. The Regulation 14 consultation responses strongly reinforced the great importance to

the community of the character of the built villages' environment, their historic landscape settings and the maintenance and enhancement of the Wigmore Conservation Area.

Map 6. Locally significant views - Wigmore



Photo credits: Views A & E: © Nick Davidson; Views B & C © Bryan Casbourne; View D © ??Alan Dowdy.

Map 7. Locally significant views – Leinthall Starks [Nick note: Not major but should delete the "E" by the arrow on the map]

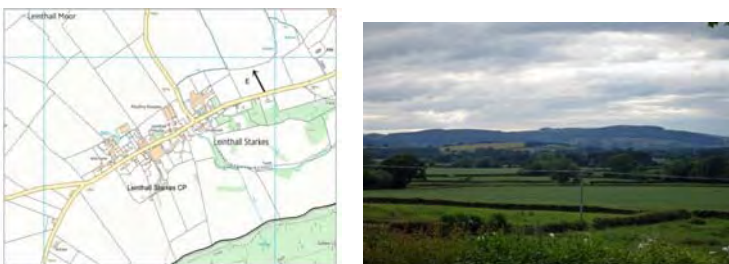


Photo credit: © Alan Dowdy

6.2 Housing

OBJECTIVE 2

To promote a level of housing growth that is proportionate to the size of Wigmore village.

OBJECTIVE 3

To ensure that new housing in the group of parishes, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.

POLICY WG3

NEW HOUSING DEVELOPMENT IN WIGMORE

Proposals for new housing development within the settlement boundary (Map 3) of Wigmore village will be supported, where the proposed development satisfies the following criteria:

- a. Is small scale development comprising of a group of no more than 11 dwellings;
- b. Is located on an infill site within the settlement boundary;
- c. Maintains an appropriate density in keeping with the context of the immediate surrounding area;
- d. Gives priority to the use of previously developed land and/or the conversion of existing buildings;
- e. Provides appropriate residential amenity for future occupiers (not located adjacent to noise or nuisance generating agricultural, industrial or commercial activities);
- f. Reflects the size, role and function of the village and relates well to the existing layout of the village;
- g. Is of a high standard of design in accordance with Policies WG1 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- h. Demonstrates an appropriate mix of dwelling sizes and types including affordable housing, where possible to meet local housing needs;
- i. Ensures appropriate and safe access can be achieved from the existing highway network;
- j. Does not lead to the loss of existing community facilities, or local green space;
- k. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide;
- l. Does not lead to the loss of local employment opportunities, including tourism; and
- m. Is not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere.

Proposals for development outside of the settlement boundary will only be supported in accordance with the relevant Herefordshire Council policies.

POLICY WG4

NEW HOUSING DEVELOPMENT IN LEINTHALL STARKES

In order to retain the rural character of the settlement of Leinthall Starkes, proposals for new housing will be considered within the settlement boundary (Map 4), and subject to the following criteria:

- a. Located on an infill site within the settlement boundary;
- b. Small scale development comprising not more than [Alan suggestion] three or four single detached dwellings on individual plots in the context of the existing settlement;
- c. Maintains an appropriate density in context with the immediate surrounding area;
- d. Ensures appropriate and safe access can be achieved;
- e. Provides appropriate residential amenity for future occupiers (not located adjacent to noise or nuisance generating agricultural, industrial or commercial activities);
- f. Is of a high standard of design in accordance with Policies WG1 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- g. Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes, where possible, to meet local housing needs; and
- h. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide.

Proposals for development outside of the settlement boundary will only be supported in accordance with the relevant Herefordshire Council policies.

POLICY WG5

ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF NEW DWELLINGS

All proposals for new housing development will have to demonstrate how they contribute to maintaining an appropriate mix of tenures, types and size of dwellings in the Parish. In particular, smaller dwellings of one or two bedrooms will be encouraged in order to even out the size range of dwellings available in the Parish.

6.2.1 For the purposes of policies WG3 and WG4, "infill" is defined as:

- development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and
- development within the settlement which does not involve outward extension of that area; and
- development of the site is a complete scheme and not the first stage of a larger development.

Background/Justification

- 6.2.2 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Leominster Rural HMA a minimum of 730 dwellings will be required over the plan period and villages should have a target of 14% growth.
- 6.2.3 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the 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 of the Core Strategy. 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.
- 6.2.4 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 369 dwellings. Applying the housing growth target of 14% for the plan period, the Wigmore Group Parishes is required to find in the region of 52 dwellings.
- 6.2.5 However, planning completions and commitments as at May 2018 account for 20 dwellings in total as detailed in Table 1 below.
- 6.2.6 Therefore, a figure of in the region of 32 dwellings need to be accounted for within this Neighbourhood Plan.
- 6.2.7 Following the Regulation 14 consultation held early 2017, the WGPC was notified of four potential sites in Wigmore where landowners may wish in the future to make an application for housing development. All four were adjacent to the earlier settlement boundary that was proposed at that time. However, of the four sites proposed, one adjacent to the A4110 north of the village has been ruled out because of major access issues, including being safely accessible only by vehicle. Another site proposed (Moor View) lies within the Wigmore Conservation Area.
- 6.2.8 Following further consideration, it was agreed by the WGPC that the Wigmore village settlement boundary could be extended to include two of these sites and part of a third site within the revised settlement boundary shown in Map 3, without breaching the criteria set out NDP Guidance Note 20.
- 6.2.9 These areas are shown on Map 3 and are as follows:
1. Part of Perrys Field measuring 1 hectare in size. The proposal is that this site will be developed in two phases, each phase to be of 11 houses. This development will allow for the widening of Bury Lane. Total 22 dwellings.
 2. Land at Ford Street to the north-east of the village, comprising an area of 0.55 ha, allowing for a potential capacity of 10 dwellings.
 3. Brownfield land at Moor View, Ford Street to the north of the village measuring 0.30 ha in size allowing for a potential capacity for four to six dwellings. The original proposal was for approximately 1 hectare including both the brownfield area and adjacent greenfield land. However, this site lies wholly within the Wigmore Conservation Area and development of this greenfield area was strongly considered to be a major and unacceptable incursion into the historic landscape setting of Wigmore and its listed buildings and would have breached the requirement to maintain and enhance the Conservation Area. Sensitive development of the brownfield part of the Moor View site can be considered an enhancement of that part of the Conservation Area.
- 6.2.10 For the Moor View brownfield site, the type of dwellings considered should minimise the visual impact within the historic landscape setting of the village and its significant views, and so as to maintain and enhance the Conservation Area.

6.2.11 The inclusion of these sites within the settlement boundary does not imply that WGPC has made any decision in relation to the granting of planning permission.

6.2.12 The Leinthall Starkes settlement boundary has been loosely drawn to allow for the development of a further three dwellings over the plan period in the context of the form and size of the existing village.

6.2.13 In total these Wigmore and Leinthall Starkes allocations envisage 39-41 dwellings, in excess of the required 32 dwellings.

Table 1. Planning completions and commitments (as at May 2018)

Village	Address	Description	Number of dwellings
Completions			
Elton	Marlbrook Hall, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HR	Conversion of redundant farm building to form six houses.	6
Leinthall Starkes	Limebrook Farm, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HP	Erection of 3-bedroom detached local needs dwelling, single garage and; attached woodstore and repositioning of existing field access.	1
Wigmore	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshire SY7 0EF	Proposed conversion and alterations to create two dwellings	2
Leinthall Starkes	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	Proposed dwelling to replace mobile home, garage & foaling box.	1
Leinthall Starkes	Lane Cottage, Leinthall Starkes, SY8 2HP	Previously derelict & unoccupied house since 1970's. Now renovated	1
Total			11
Commitments			
Wigmore	Pear Tree Farm, Wigmore, Herefordshire, HR6 9UR	Proposed residential development of four detached houses.	4
Wigmore	Land at Wigmore Hall, Wigmore, Leominster, Herefordshire, HR6 9UL	Conversion of redundant buildings to form a single dwelling.	1
Wigmore	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire, HR6 9VA	Proposed demolition of an outbuilding and erection of a single; detached dwelling house.	1
Wigmore	4 Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Erection of single detached dwelling and garage	1
Leinthall Starkes	The Stables, Leinthall Starkes, Herefordshire, SY8 2HP	Proposed conversion of redundant stable building into a two bed; residential dwelling.	1
Leinthall Starkes	Land East of Brooklyn, Leinthall Starkes, SY8 2HP	Proposed erection of a single detached dwelling with associated driveway & gardens	1
Total			9

6.2.14 The Core Strategy identifies Wigmore as being the settlement which will be the main focus of proportionate housing development, with Leinthall Starkes being identified as the other settlement within the parish where proportionate housing is appropriate.

6.2.15 Other relevant Herefordshire Core Strategy Policies are SS1, RA3, RA4, RA5, H1 and H2.

Local Evidence

6.2.16 A key issue arising out of the questionnaire survey carried out in 2013 is that further development should reflect the existing size and function of the village of Wigmore, in addition to there already being a significant level of affordable housing in Wigmore grouped on Kings Meadow. In response to the questionnaire the community expressed a wish to limit the number of houses in a single group and suggested a maximum of six. However, given the number of houses that have to be accounted for in this development plan period and also in accordance with the ministerial advice that more than 10 houses are required before affordable housing policies can apply, the WGPC have set this maximum at 11 houses. This would be in keeping with the character of the village and would result in achieving the required growth.

6.2.17 Many Consultation responses to the Regulation 14 WNDP housing allocation proposals were strongly opposed to the allocation of the greenfield part of the Moor View site. This was particularly, but not only, in relation to it being a major incursion into the Wigmore Conservation Area and that it would seriously damage the historic landscape setting of the village, its Scheduled Ancient Monument and its Grades I and II listed buildings. Such an allocation would contravene Policy WG9.

6.2.18 The WGPC agrees that Wigmore is the hub of the Wigmore Group of parishes; having all common services (e.g. Village Hall, Community Shop, mobile Post Office, leisure facilities and a garage). It is essential any future development recognises and reflects this function, and the village develops accordingly.

6.2.19 Any future development will provide housing in sizes, types and tenures in accordance with local needs, as determined by the most up-to-date housing needs survey or other evidence available. The 2011 Census figures for tenures, types and sizes are included in Figures 3, 4 and 5 in Section 3.

6.3 Community Facilities

OBJECTIVE 4

To maintain the existing character of the group of parishes including their landscapes whilst allowing appropriate limited development, and by protecting and improving existing facilities and services

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POLICY WG6

WIGMORE VILLAGE

The role of Wigmore village will be enhanced by protecting valuable community services and facilities. When considering planning applications, there will be a presumption in favour of the protection of existing facilities and the character of the area

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The proposed re-use of local community facilities will only be permitted for other health, education or community type uses.

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities, and
- b. Such sites should be accessible by public transport, walking and cycling and have adequate car parking.
- c. Satisfactory evidence is produced that there is no longer a need for the facility; or
- d. Satisfactory evidence is produced to demonstrate that the existing use is not viable and that there are no viable alternative economic or community uses.

Proposals for new, and improvements to existing, community facilities are acceptable provided that:

- e. The site is, wherever possible, adjacent to or within Wigmore settlement boundary;
- f. Where possible proposals should integrate with and enhance existing services;
- g. The site is accessible by walking, and cycling, and by public transport (if available);
- h. Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- i. The proposal would not have an adverse effect on neighbouring residential amenity by way of noise or nuisance.

POLICY WG7

WIGMORE SCHOOL

There will be a presumption in favour of the protection of existing education facilities in Wigmore village.

Further expansion of the school will be supported where it meets the following criteria:

- a. Is of a high standard of design in accordance with Policies WG1, 2 and 9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- b. Is not at significant risk of flooding and it can demonstrate it will not increase the risk of flooding elsewhere;
- c. Does not have an unacceptable impact on traffic; and
- d. Does not have an adverse effect on neighbouring residential amenity.

Background/Justification

6.3.1 Policy SC1 of the Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

6.3.2 In addition, the Herefordshire Core Strategy states that the provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals of greater than 1000 square metres of floor space or the equivalent of 15 or more full-time employees; or
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

Local Evidence

6.3.3 The 2013 Questionnaire survey results indicated that local services were important to the community. Wigmore School is seen as making important contribution to the village.

6.3.4 However, there are widespread concerns in the community, including for pedestrians and cyclists, relating to school traffic congestion, especially at the entrance to Ford Street between The Oak and Queens House where the road is particularly narrow. Local parents have problems walking their children to school as it is extremely dangerous when the school buses drive through as there is simply no room: the buses only just fit through. Cyclists face the same issue. The volume of traffic is steadily increasing, which not only exacerbates the congestion issue but also pollution from car and bus emissions, in particular the elderly school diesel buses. As there is no designated off-road parking area for parents dropping off or picking up their children, they have to park in Ford Street. This is a particular problem in the afternoon when Ford Street becomes almost impassable.



6.4 Design & Heritage

OBJECTIVE 5

To ensure that future development in the area reflects the existing styles of buildings and is sympathetic with local traditional building styles.

POLICY WG8

DESIGN OF DEVELOPMENT IN THE WIGMORE GROUP PARISHES

All new development will be expected to enhance the positive attributes of the villages and local design features.

Development will not be supported where it has a detrimental impact on the character of the area in which it is located.

New development within the designated Neighbourhood Plan area will be supported when it meets the following criteria:

- a. Demonstrates consideration has been given to the use of brownfield sites or the conversion of existing buildings;
- b. Is capable of being connected to essential infrastructure with services with capacity;
- c. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- d. Does not have an adverse effect on the safe and efficient operation of the existing highway network;
- e. Does not lead to the loss of existing community facilities, or local green space;
- f. Makes a contribution to local identity, and sense of place;
- g. Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in the context of surrounding buildings, spaces, and other features of the street scene;
- h. Uses, and where appropriate re-uses, local and traditional materials where possible;
- i. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide;
- j. Is designed to high energy efficiency standards;
- k. Incorporates sustainable urban drainage systems (SUDS); and
- l. In landscaping uses plant species native to Herefordshire.

Proposals regarding self-build and custom-build housing are supported provided they meet all other necessary criteria.

POLICY WG9

DESIGN OF DEVELOPMENT IN THE WIGMORE CONSERVATION AREA

Within the Wigmore conservation area development will not be supported where it has a detrimental impact on the setting of a heritage asset or the character of the Wigmore Conservation Area. In addition to the criteria in Policy WG8, new development within the Conservation Area will be supported when it meets the following criteria:

- a. Maintains the historic pattern of the built form in the Conservation Area by respecting the historic layout associated with the evolution of the Conservation Area;
- b. Complements the scale, height and massing of the existing historic development in the context of the immediate surrounding area and the wider conservation area;
- c. Reflects the proportion of wall to opening found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing;
- d. Reinforces local identity by the use of the traditional materials, including timber-framed (black-and-white) buildings with stone and red brick, used in the Conservation Area; and
- e. Re-uses traditional buildings which contribute to townscape quality.

Traditional building styles in the Wigmore Conservation Area



Photos © Nick Davidson

Traditional building styles: Leinthall Starkes, Pipe Aston & Elton



Photos © Jano Rochefort, Nigel Rowley & Gill Bilbrough

Background/Justification

6.4.1 The National Planning Policy Framework, section 12. Conserving and enhancing the historic environment, paragraph 132 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

6.4.2 Policy SS6 of the Herefordshire Core Strategy states that:

“Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy.”

Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity;
- historic environment and heritage assets;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity and soils;
- physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation.

6.4.3 Policy LD4 of Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

6.4.4 Policy SS6 of the Herefordshire Core Strategy states that:

“Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition,

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proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy."

6.4.5 Other relevant Herefordshire Core Strategy policies are SS1 and LD1.

Local Evidence

6.4.6 The Questionnaire results indicated that a pleasant environment is important to the community. The Conservation Area is considered to be an asset to be maintained and enhanced, as was stressed by many responses to the 2018 Regulation 14 consultation.

6.4.7 There are a significant number of Listed Buildings within the Wigmore Group of Parishes. The protection and enhancement of these and their settings is an important issue for the community.

6.5 Local Employment

OBJECTIVE 6

To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistently with maintaining the character of the parishes and Policy E4 of the Herefordshire Core Strategy.

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POLICY WG10

PROMOTING LOCAL EMPLOYMENT AND TOURISM

New proposals for employment, tourism and working from home opportunities will be supported when they:

- a. Re-use brownfield land and/or conversion of existing buildings, where appropriate;
- b. Are of a high standard of design in accordance with Policies WG8 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- c. Do not diminish heritage assets or their settings;
- d. Do not lead to the loss of existing community facilities, or green space;
- e. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere;
- f. Are located close to existing highways and do not give rise to a significant increase in traffic, particularly on minor roads; and
- g. Would not have an adverse effect on neighbouring residential amenity by way of noise, nuisance or water, air, soil and light pollution.

are of small scale and compatible with the character of the parishes and Policy E4. Large scale tourism developments are not considered appropriate because of the constraints set out in this plan.

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POLICY WG11

NEW COMMUNICATIONS TECHNOLOGIES

The development of new high-speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and, when appropriate, suitably camouflaged.

All new development will be required to make provision for high speed broadband and other communication networks.

POLICY WG11

NEW COMMUNICATIONS TECHNOLOGIES

The development of new high-speed broadband infrastructure to serve the Parish will be supported
All new development will be required to make provision for high speed broadband and other communication networks.

Background/Justification

6.5.1 Concerning the promotion of sustainable tourism and sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced, Historic England stresses that:

"..., the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development." (The Setting of Heritage Assets. Historic England Good Practice Advice in Planning Note 3 (Second Edition)).

6.5.2 Policy E1 of the Herefordshire Core Strategy states that the focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.

Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- the proposal is appropriate in terms of its connectivity, scale, design and size;
- the proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- the proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

6.5.3 Policy RA6 of the Herefordshire Core Strategy relates to the rural economy and states that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small-scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;
- Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network; and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

6.5.44-3 Policy E4 of the Herefordshire Core Strategy contains the following relevant statements: Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilizing, conserving and enhancing the county's unique environmental and heritage assets and by recognizing the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

1. recognising the unique character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalizing on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of outstanding natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight.....
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, while having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and

By encouraging more overnight stays and associated expenditure, there is potential for revenue from tourism to make a greater contribution to the county's economic wellbeing. The provision of new accommodation and the enhancement of existing accommodation will help achieve this goal. Many visitors to the county come to enjoy the beautiful countryside and there is likely to be a demand for new facilities and accommodations associated with this. Whilst some small scale tourism associated development may be appropriate in rural areas, any significant new development for accommodation and facilities should be focused in Hereford and the market towns to maximize sustainable transport opportunities and to protect environmental amenity.

Notwithstanding the above, any new development should be compliant with all policies of the NDP and not result in demonstrable harm to interests of acknowledged importance so defined.

Other relevant Herefordshire Core Strategy policies include SS1, SS4, E2 and E3.

Local Evidence

6.4.54 The Questionnaire results indicated that local employment opportunities are important to the community, and that the encouragement of new employment opportunities and encouraging homeworking should be included in the Plan.

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Appendix A. National and Local Policies

National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references the NPPF makes to neighbourhood plans.

1. ***Building a strong, competitive economy.***
2. ***Ensuring the vitality of town centres***
3. ***Supporting a prosperous rural economy***
4. ***Promoting sustainable transport***
5. ***Supporting high quality communications infrastructure***
6. ***Delivering a wide choice of high quality homes***
7. ***Requiring Good Design***
8. ***Promoting healthy communities***
9. ***Protecting green belt land***
10. ***Meeting the challenge of climate change, flooding and coastal change***
11. ***Conserving and enhancing the natural environment***
12. ***Conserving and enhancing the historic environment***
13. ***Facilitating the sustainable use of minerals***

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and

- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Herefordshire Core Strategy 2011-2031

The Herefordshire Core Strategy was adopted in 2015 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

The following policies are relevant to the Neighbourhood Plan

- SS1 – Presumption in favour of sustainable development**
- SS2 – Delivering new homes**
- SS4 – Movement and transportation**
- SS6 – Environmental quality and local distinctiveness**
- SS7 - Addressing climate change**

Place Shaping

- RA1 – Rural housing strategy**
- RA2 – Herefordshire’s villages**
- RA3 – Herefordshire’s countryside**
- RA4 – Agricultural Forestry and rural enterprise dwellings**
- RA5 – Re-use of rural buildings**

General Policies

- H1 – Affordable housing – threshold and targets**
- H2 – Rural exception sites**
- H3 – Ensuring an appropriate range and mix of housing**
- H4 – Traveller sites**

SC1 Social and Community Facilities

- OS1 - Requirement for open space, sports and recreation facilities**
- OS2 – Meeting open space, sports and recreation needs**
- OS3 – Loss of open space, sports or recreation facilities**

- MT1 – Traffic management, highway safety and promoting active travel**

E1 - Employment provision
E2 – Redevelopment of existing employment land and buildings
E3 - Homeworking
E4 – Tourism

LD1 – Landscape and townscape
LD2 – Biodiversity and geodiversity
LD3 – Green infrastructure
LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency
SD3 – Sustainable water management and water resources
SD4 - Wastewater treatment and river water quality

Appendix B. Statutory Listed Buildings

This list was produced at the time of writing. Please check with Historic England for the most up to date information.

Wigmore

RUINS OF WIGMORE CASTLE

- List Entry Number: 1178673
- Heritage Category: Listing
- Grade: I
- Location: Ruins of Wigmore Castle, Wigmore.

CHURCH OF ST JAMES

- List Entry Number: 1178822
- Heritage Category: Listing
- Grade: I
- Location: Church of St James, Church Street, Wigmore.

CHAPEL FARMHOUSE

- List Entry Number: 1081779
- Heritage Category: Listing
- Grade: I
- Location: Chapel Farmhouse, Wigmore, Deerfold.

UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1081743
- Heritage Category: Listing
- Grade: II*
- Location: Upper Limebrook Farmhouse, Limebrook, Wigmore.

LODGE FARMHOUSE

- List Entry Number: 1081737
- Heritage Category: Listing
- Grade: II
- Location: Lodge Farmhouse, Deerfold, Wigmore.

QUEEN'S HOUSE

- List Entry Number: 1081738
- Heritage Category: Listing

- Grade: II
- Location: Queen's House, Ford Street, Wigmore.

FORD FARMHOUSE AND ADJOINING STABLE

- List Entry Number: 1081739
- Heritage Category: Listing
- Grade: II
- Location: Ford Farmhouse and adjoining Stable, Ford Street, Wigmore.

BARN ABOUT 5 YARDS WEST OF PLOUGH FARMHOUSE

- List Entry Number: 1081740
- Heritage Category: Listing
- Grade: II
- Location: Barn about 5 yards west of Plough Farmhouse, Ford Street, Wigmore.

FORD COTTAGE

- List Entry Number: 1081741
- Heritage Category: Listing
- Grade: II
- Location: Ford Cottage, Ford Street, Wigmore.

BARN ABOUT 20 YARDS NORTH WEST OF GREEN HILL FARMHOUSE

- List Entry Number: 1081742
- Heritage Category: Listing
- Grade: II
- Location: Barn about 20 yards north west of Green Hill Farmhouse, Green Hill, Wigmore.

OUTBUILDING ABOUT 20 YARDS NORTH EAST OF UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1081744
- Heritage Category: Listing
- Grade: II

- Location: Outbuilding about 20 yards north east of Upper Limebrook Farmhouse, Limebrook, Wigmore.

CALLIS CLOSE

- List Entry Number: 1081745
- Heritage Category: Listing
- Grade: II
- Location: Callis Close, School Lane, Wigmore.

BARN AND COW HOUSE ABOUT 100 YARDS SOUTH EAST OF WIGMORE HALL

- List Entry Number: 1081772
- Heritage Category: Listing
- Grade: II
- Location: Barn and Cow House about 100 yards south east of Wigmore Hall, A4110, Wigmore.

COURT HOUSE

- List Entry Number: 1081773
- Heritage Category: Listing
- Grade: II
- Location: Court House, Broad Street, Wigmore.

BRICK HOUSE

- List Entry Number: 1081774
- Heritage Category: Listing
- Grade: II
- Location: Brick House, Broad Street, Wigmore

METHODIST CHAPEL

- List Entry Number: 1081775
- Heritage Category: Listing
- Grade: II
- Location: Methodist Chapel, Broad Street, Wigmore.

OAK COTTAGE

- List Entry Number: 1081776
- Heritage Category: Listing
- Grade: II

- Location: Oak Cottage, Broad Street, Wigmore.

BROOK HOUSE

- List Entry Number: 1081777
- Heritage Category: Listing
- Grade: II
- Location: Brook House, Brook Lane, Wigmore.

GREENHILL COTTAGE

- List Entry Number: 1081778
- Heritage Category: Listing
- Grade: II
- Location: Greenhill Cottage, Castle Street, Wigmore.

CHAPEL FARMHOUSE

- List Entry Number: 1081779
- Heritage Category: Listing
- Grade: I
- Location: Chapel Farmhouse, Deerfold, Wigmore.

WIGMORE HALL

- List Entry Number: 1178687
- Heritage Category: Listing
- Grade: II
- Location: Wigmore Hall, A4110, Wigmore.

OUTBUILDING ABOUT 20 YARDS NORTH EAST OF COURT HOUSE

- List Entry Number: 1178723
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 20 yards north east of Court House, Broad Street, Wigmore.

TANNERY HOUSE

- List Entry Number: 1178745
- Heritage Category: Listing
- Grade: II
- Location: Tannery House, Broad Street, Wigmore.

GATE PIERS AND RAILINGS ABOUT 16 YARDS
WEST OF THE METHODIST CHAPEL

- List Entry Number: 1178764
- Heritage Category: Listing
- Grade: II
- Location: Gate Piers and Railings about 16 yards west of the Methodist Chapel, Broad Street, Wigmore.

STEPS HOUSE

- List Entry Number: 1178773
- Heritage Category: Listing
- Grade: II
- Location: Steps House, Broad Street, Wigmore.

BARBERRY COTTAGE

- List Entry Number: 1178792
- Heritage Category: Listing
- Grade: II
- Location: Barberrry Cottage, Castle Street, Wigmore.

YEW TREE HOUSE

- List Entry Number: 1178811
- Heritage Category: Listing
- Grade: II
- Location: Yew Tree House, Castle Street, Wigmore.

K6 TELEPHONE KIOSK, A4110

- List Entry Number: 1277997
- Heritage Category: Listing
- Grade: II
- Location: K6 Telephone Kiosk, A4110, Wigmore.

The PARISH ROOM

- List Entry Number: 1302228
- Heritage Category: Listing
- Grade: II
- Location: The Parish Room, Church Street, Wigmore.

THE BROOK

- List Entry Number: 1302280
- Heritage Category: Listing
- Grade: II
- Location: The Brook, Broad Street, Wigmore.

PERRYWOOD

- List Entry Number: 1302286
- Heritage Category: Listing
- Grade: II
- Location: Perrywood, A4110, Wigmore.

OAKLEY HOUSE

- List Entry Number: 1302295
- Heritage Category: Listing
- Grade: II
- Location: Oakley House, Broad Street, Wigmore.

PEAR TREE FARM

- List Entry Number: 1349890
- Heritage Category: Listing
- Grade: II
- Location: Pear Tree Farm, A4110, Wigmore.

ROCK COTTAGE

- List Entry Number: 1349891
- Heritage Category: Listing
- Grade: II
- Location: Rock Cottage, Broad Street, Wigmore.

THE POST OFFICE

- List Entry Number: 1349892
- Heritage Category: Listing
- Grade: II
- Location: The Post Office, Broad Street, Wigmore.

THE OLD POST OFFICE AND ADJOINING
OUTBUILDINGS

- List Entry Number: 1349893
- Heritage Category: Listing

- Grade: II
- Location: The Old Post Office and adjoining outbuildings, Broad Street, Wigmore.

OLD COBBLERS SHOP AND ADJOINING TWO DWELLINGS ABOUT 50 YARDS SOUTH EAST OF THE CHURCH OF ST JAMES

- List Entry Number: 1349894
- Heritage Category: Listing
- Grade: II
- Location: Old Cobblers Shop and adjoining two dwellings about 50 yards south east of the Church of St James, Castle Street, Wigmore.

CHURCHYARD CROSS ABOUT 7 YARDS SOUTH EAST OF THE CHURCH OF ST JAMES

- List Entry Number: 1349895
- Heritage Category: Listing

Leinthall Starkes

CHURCH OF ST MARY MAGDALENE

- List Entry Number: 1081770
- Heritage Category: Listing
- Grade: II*
- Location: Church of St Mary Magdalene, Leinthall Starkes.

OLD SCHOOL HOUSE

- List Entry Number: 1081771
- Heritage Category: Listing
- Grade: II
- Location: Old School House, Leinthall Starkes.

LIME BROOK COTTAGE

- List Entry Number: 1178651
- Heritage Category: Listing
- Grade: II
- Location: Lime Brook Cottage, Leinthall Starkes.

- Grade: II
- Location: Churchyard Cross about 7 yards south east of the Church of St James, Church Street, Wigmore.

OUTBUILDING ABOUT 30 YARDS EAST OF UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1349915
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 30 yards east of Upper Limebrook Farmhouse, Limebrook, Wigmore.

WIGMORE CASTLE

- List Entry Number: 1001793
- Heritage Category: Scheduling
- Location: Wigmore.

THE OLD FARMHOUSE

- List Entry Number: 1178662
- Heritage Category: Listing
- Grade: II
- Location: The Old Farmhouse, Leinthall Starkes.

MARLBROOK COTTAGES

- List Entry Number: 1349889
- Heritage Category: Listing
- Grade: II
- Location: Marlbrook Cottages, 1 and 2, Leinthall Starkes.

Elton

EVANHAY FARMHOUSE

- List Entry Number: 1081766
- Heritage Category: Listing
- Grade: II
- Location: Evanhay Farmhouse, Elton.

BARN AND BYRE ABOUT 30 YARDS WEST OF MARLBROOK HALL

- List Entry Number: 1081767
- Heritage Category: Listing
- Grade: II
- Location: Barn and Byre about 30 yards west of Marlbrook Hall, Elton.

ELTON HALL

- List Entry Number: 1081768
- Heritage Category: Listing
- Grade: II
- Location: Elton Hall, Elton.

HOLLY TREE COTTAGE

- List Entry Number: 1081769
- Heritage Category: Listing
- Grade: II
- Location: Holly Tree Cottage, Elton.

MARLBROOK HALL

- List Entry Number: 1178521
- Heritage Category: Listing
- Grade: II
- Location: Marlbrook Hall, Elton.

PETCHFIELD FARMHOUSE

- List Entry Number: 1178522
- Heritage Category: Listing
- Grade: II
- Location: Petchfield Farmhouse, Elton.

STABLES ADJOINING ELTON HALL TO THE NORTH

- List Entry Number: 1178638

- Heritage Category: Listing
- Grade: II
- Location: Stables adjoining Elton Hall to the north, Elton.

OLD ROSE COTTAGE

- List Entry Number: 1178644
- Heritage Category: Listing
- Grade: II
- Location: Old Rose Cottage, Elton.

ELTON FARMHOUSE

- List Entry Number: 1302354
- Heritage Category: Listing
- Grade: II
- Location: Elton Farmhouse, Elton.

FIRCROFT AND ADJOINING HAYBARN

- List Entry Number: 1349925
- Heritage Category: Listing
- Grade: II
- Location: Fircroft and adjoining haybarn, Elton.

CHURCH OF ST MARY THE VIRGIN

- List Entry Number: 1349926
- Heritage Category: Listing
- Grade: II
- Location: Church of St Mary the Virgin, Elton.

OUTBUILDING ABOUT 5 YARDS SOUTH OF ELTON HALL

- List Entry Number: 1349927
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 5 yards south of Elton Hall, Elton.

Pipe Aston

CHURCH OF ST GILES

- List Entry Number: 1349901
- Heritage Category: Listing
- Grade: I
- Location: Church of St Giles, Aston, Pipe Aston.

GREENAWAY COTTAGE

- List Entry Number: 1081795
- Heritage Category: Listing
- Grade: II
- Location: Greenaway Cottage, Aston, Pipe Aston.

HALFWAY HOUSE

- List Entry Number: 1081796
- Heritage Category: Listing
- Grade: II
- Location: Halfway House, Aston, Pipe Aston.

THE FARMHOUSE

- List Entry Number: 1349902
- Heritage Category: Listing
- Grade: II
- Location: The Farmhouse, Aston, Pipe Aston.

ASTON TUMP

- List Entry Number: 1001753
- Heritage Category: Scheduling
- Location: Pipe Aston.



Wigmore Group Parish Council
c/o The Parish Clerk, Jano Rochefort

Attn: The Parish Clerk, Jano Rochefort
clerk.wigmoregpc@outlook.com

copy to: Chair: Vic Harnett

By email and post

2 August 2018

URGENT – IMMEDIATE ATTENTION PLEASE

Dear Sirs

Wigmore Group Neighbourhood Development Plan

We write on behalf of residents including Parish Council representatives in Pipe Aston and Elton Parishes in relation to proposed amendments to the emerging Neighbourhood Plan for the Wigmore Group of Parishes.

This letter requires your urgent attention. In summary we ask you not to submit the proposed plan to the full Parish Council meeting on Tuesday 7th August without full consideration of proposed amendments submitted by our clients.

For the avoidance of doubt these are as set out as attached. They strike us as uncontroversial points but to our clients they are important in the context of this group of parishes, and particularly having regard to landscape and other more rural considerations at their “end” i.e. towards the eastern side of the group.

We understand that the amendments were accepted by the Parish Clerk before the meeting on July 30th of the Neighbourhood Development Plan Steering Group in the sense that there was no suggestion that they were administratively impossible to deal with. However the Steering Group decided to disregard them on the basis they were made too late.

Our clients regret that these suggestions were not made earlier, but given the context of the genesis of this plan (some six years we understand) it would be quite wrong for these amendments, which offer important and balanced context for the whole, not to be considered. We understand that there were other post-consultation amendments which have been considered and adopted. Indeed there are others (including what

might be considered a somewhat crucial “vision statement”) which were included in the amendments adopted at the Steering Group meeting.

We are aware of the Neighbourhood Plan consultation etc. process but this does not preclude amendments being made after that has closed – indeed amendments could or would refer back to consultation responses and obviously be made after consultation was closed. And if some new relevant point was brought to the Parish Council’s attention which had not been subject to consultation it is always possible to consult further. The important thing, it seems to us and our clients, is that the Parish Council submits as cohesive a document as possible for consideration at the next stage.

We should add that we understand a document has been signed by an overwhelming majority of the residents of Elton and Pipe Aston which evidences the fact that the unwillingness of the Steering Group even to consider the amendments proposed by the two parishes is a clear breach of what is meant to be a consensual and democratic process.

In all the circumstances it would in practice be quite wrong for the Parish Council to proceed formally with submission of a plan whose genesis is not (quite) complete. We ask you to “step back” and agree that what we say is common sense. So please can you agree to defer this pending consideration of the proposed amendments by our clients (and including the “vision statement”). We assume that the proposed amendments will be discussed with the representatives of the parishes concerned. They are prepared to make themselves available in the very near future for this purpose.

From a legal perspective, while the suggestions may be outside the normal consultation time frame, in our experience it is always open to decision-makers to take account of points put forward at a late stage, indeed they quite often do so and defer consideration even “on the day”. It will depend on circumstances but the present situation is obviously one where it would be reasonable to do so and unreasonable not to do so.

You will appreciate that the last thing our clients wish to do is get into an argument about this and for example consider emergency legal proceedings for an injunction preventing the Parish Council from considering the matter at the forthcoming meeting. The basis for this would be that it would be unlawful to proceed as planned: as above it would be unreasonable, and/or a decision to submit would also clearly involve failure to take into account a material consideration namely proposed important amendments. But this is a matter on which you are supposed to be working in concert with our clients and we expect common sense to prevail! However unless we have your confirmation by closing tomorrow this Friday 3rd August to that effect they may proceed thus and apply to the High Court and if successful would look to the Parish Council for their costs.

We look forward to hearing from you with advice of (a) consideration of the amendments and (b) revised timetable for submission of a finalised draft to the Parish Council for a formal decision on submission to the Herefordshire Council.

Yours faithfully

Richard Buxton

Parish Council News...

Wigmore Group Neighbourhood Development Plan

In August our parish council submitted the Wigmore Group Neighbourhood Development Plan to Herefordshire Council for the final round of consultation.

This is the document that describes the parish council's recommended locations for new housing in the community until 2031. It is an important document that will have consequences for the community and its residents, so please have a look and let the council know your thoughts.

The document may be commented on until the **9th October**.

Hard copies of the plan are available to read at the locations listed in the article on the front page of this newsletter (under "documents").

You can view the document on-line at:

www.herefordshire.gov.uk/neighbourhood-planning/

and choosing the "Neighbourhood Areas and Plans" option. On that page you need the "Neighbourhood Development Plan July 2018" link in the Regulation 16 Plan Stage section.

You can comment on the document online and by email to:

neighbourhoodplanning@herefordshire.gov.uk

Your councillors:

Wigmore

Bryan Casbourne -

770155

Nick Davidson -

771939

Vic Harnett (chair) -

770445

Helena Ledezio -

770679

Gwen Fraser -

770141

Leinthall Stakes

Alan Dowdy -

770121

Graham Probert -

770543

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 05 October 2018 10:22
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Gillian
Last name	Gillian
Which plan are you commenting on?	The Wigmore Group Neighbourhood plan
Comment type	Comment
Your comments	As the plan highlights the potential for 39-41 new houses, are the houses planned for the Moor View brownfield site really necessary, given the problems with access onto Ford Street?

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
NR27

By email only to: neighbourhoodplanning@herefordshire.gov.uk

08th October 2018

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Wigmore Group Neighbourhood Plan (WGNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the WGNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.

Paragraph 214¹ of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation, the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2012.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The

¹ National Planning Policy Framework, paragraph 214

requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the WGNP's ability to meet basic condition (a) and (e) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

The adopted development plan relevant to the preparation of the Wigmore Group Neighbourhood Plan area, and the development plan which the WGNP will be tested against is the Herefordshire Core Strategy (HCS). This document was adopted in October 2015 and sets out the visions, objectives, spatial strategy and overarching policies to guide development in the Herefordshire from 2011 – 2031.

Policy SS2 sets out a minimum requirement of 16,500 homes that will be delivered over the plan period. There is a reliance on rural settlements including Wigmore to contribute 5,300 new homes that will be delivered through either neighbourhood planning or the emerging Rural Areas and Site Allocations Development Plan Document (RASA DPD). Policy RA1 of the HCS identifies an indicative housing growth target of 14% for the Leominster HMA, inclusive of Wigmore. Policy SS3 determines that where housing completions fall below the annual requirement this could lead to one of the following mechanisms being introduced;

- a partial review of the Local Plan,
- preparation of new Development Plan Documents or,
- utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land.

With this in mind and given that Herefordshire Council cannot demonstrate a 5-year supply, Gladman suggest sufficient flexibility is provided in the policies of the plan to safeguard the WNP from conflicting with future development proposals should they be required.

Wigmore Neighbourhood Plan

Policy WG1 – Protecting and Enhancing Local Landscape Character

Policy 1 seeks to ensure that the historic landscape of the Wigmore Group villages is protected and enhanced. As a general comment, Gladman suggest a slight alteration to the policy wording. Where reference is made to 'maintained' or 'protecting' we suggest it is amended to read 'conserved'. This ensures the policy aligns with core planning principles of the previous Framework.

Criterion (a) of the policy refers to heritage assets. Paragraph 132 of the Framework makes clear that great weight should be given to a heritage assets conservation and that 'the more important the asset, the greater the weight should be.' In its current form the policy does not distinguish between designated and non-designated heritage assets. With reference to designated heritage assets, the Parish Council should refer specifically to paragraphs 133 and 134 of the previous Framework which sets out that Councils should assess the significance of the designated heritage asset and where there is less than substantial harm, this should be weighed in the planning balance against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

For non-designated heritage assets, the policy must reflect the guidance set out within paragraph 135 of the previous Framework. This states that the policy test that should be applied in these cases is that a balanced judgement should be reached having regard to the scale of any harm and the significance of the heritage asset.

Further to this criterion (c), supported my maps 6 & 7, states new development must preserve locally significant views. Opinions on landscape are highly subjective, therefore, without robust evidence to demonstrate why these views and landscape areas are considered special, criterion (c) in its current form will likely lead to inconsistencies in the decision-making process.

Gladman believe that this policy needs to be redrafted in order to ensure that it conforms with the guidance and requirements set through national policy. In addition, the Parish Council should address the lack of evidence and reasoning to support elements of the policy which has resulted in an overall lack of clarity. Clarity is essential in providing a consistent basis for decision making during the plan period, in this regard the policy fails to allow a decision maker to apply the policy effectively and with confidence.

Policy WG3 – New Housing Development in Wigmore

The policy notes appropriate development within the settlement boundary will be permitted however Gladman submit that the policy as currently drafted lacks sufficient clarity and appropriate precision within the wording.

The use of a settlement boundary to preclude otherwise sustainable development from coming forward does not accord with the positive approach to growth required by the previous Framework and is contrary to basic condition (a). Whilst the policy notes proposals for development outside of the settlement boundary will be supported in accordance with local planning policies, we suggest this could be further clarified. We suggest the policy is caveated, so that it supports sustainable development opportunities adjacent to the settlement boundary, therefore ensuring the policy aligns with HCS Policy RA2² which states sustainable housing growth will be supported in or adjacent to identified settlements, including Wigmore.

² Herefordshire Core Strategy – Section 4 Place Shaping, Policy RA2

Notwithstanding this, Gladman question criterion (a) of the policy which states development will be capped at 11 dwellings. The previous Framework is clear that development which is sustainable should go ahead without delay. As currently drafted the policy is restricting otherwise suitable development coming forward that could help meet the Full Objectively Assessed Needs of the authority. We suggest this restriction is removed from the policy.

Policy WG8 – Design of Development in the Wigmore Group Parishes

Policy 8 sets out nine design criteria that all development proposals will be measured against.

Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous Framework which states that;

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the WGNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a) and (e). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours Faithfully,

Andrew Collis
a.collis@gladman.co.uk
Gladman Developments Ltd.

To: Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford HR1 2ZB

September 27th, 2018

Dear Sirs,

Re Wigmore Group Parishes NDP

I am writing in response to the Reg 16 consultation concerning the above NDP, to register a complaint about the consultation process.

I only became aware that this plan was in preparation in June of this year. I understand two Reg 14 consultations had already taken place by then. However, the steps taken to draw this to the attention of outlying residents or residents of adjoining parishes were woefully inadequate.

When I read the draft Plan, I was struck by the fact that it says little about the importance of preserving the rural character of the landscape or the natural environment or the wildlife of the area, which includes a number of rare species of birds butterflies, reptiles and mammals. I also became aware that, in this respect, the draft plan differs from those of neighbouring parishes, which made extensive reference to the aspirations of the local community concerning the protection of landscape, environment and wildlife. I was concerned that this absence of emphasis could open the door to all kinds of development which would, in my view, be inappropriate in this particular area—for example large-scale factory farming, hotel developments, other large-scale tourist accommodation, quarrying, fracking, waste disposal or many others. Given the more robust wording of the plans of neighbouring parishes, there is a risk that inappropriate development could be deflected onto the Wigmore group.

I therefore joined a working group of about 15 local residents who (after two weeks' work) prepared some proposed amendments to the draft plan, which include some quite limited modifications to the aims, objectives and policies and give greater visibility to the history and characteristics of the parishes of Elton and Pipe Aston. These should in my opinion have been entirely uncontroversial. They mirror similar wording in the approved plans of several neighbouring parishes.

These amendments were submitted to a meeting of the WGPC's NDP Steering Group on July 30th, alongside other amendments proposed by residents of Wigmore or members of the Steering Group. I attended that meeting as a member of the public. I was horrified by what happened at it. Several councillors made attempts to discuss the amendments submitted by our working group but



they were simply shouted down by the PC chairman, who flatly refused to allow any discussion of them. His behaviour was highly aggressive and dictatorial. He said among other things that he had not even read our proposed amendments. He nevertheless denounced them and said the NDP had "nothing to do with" the residents of Elton and Pipe Aston parishes as they were not affected by the requirement to find sites for housing development. This displayed, in my view, a complete lack of understanding of what an NDP is meant to be about, as well as extraordinary bias and prejudice.

The draft Plan was then submitted in extreme (and in my view unwarranted) haste to an extraordinary parish council meeting on August 7th. The amendments proposed by our group were not included in the draft submitted to the PC, though the amendments proposed by Wigmore residents, including a proposed Vision Statement, were included. The PC chairman again behaved in an extraordinarily autocratic and unreasonable manner, refusing to allow any discussion of the plan, even by other councillors. He unilaterally withdrew the proposed Vision Statement, without allowing any discussion of the matter, and said it would be re-inserted by the PC at the Reg 16 consultation stage. For the Vision (about the wording of which I have views) to be thus inserted without any prior public consultation is in my view completely wrong. According to a statement by the PC Chairman at a PC meeting on September 3rd which I attended, the wording of the Vision Statement which was in the draft submitted to the PC meeting on Aug 7th has now been submitted to HCC. I would like to propose an alternative Vision Statement as follows:

"In 2031 to have a flourishing community with the rural nature of all four parishes maintained, providing a natural and built environment in which residents enjoy living, working and playing and which is attractive to visitors".

From such a Vision Statement should flow the aims, objectives and policies of the Plan, which would include wording along the lines of the amendments proposed by our working group.

Please therefore treat this submission as a complaint about the highly undemocratic behaviour of the PC Chairman at the above-mentioned two meetings and a request that the Plan should be sent back for proper consultation at the local level, in order for the views of the two smaller parishes to be given fair consideration—as well as for other defects in the consultation process to be corrected.

On a more detailed point, I would also like to point out that paragraph 4.12 of the draft NDP is incorrect in saying that "No other major emerging issues have been drawn to the WGPC's attention". The survey mentioned in paragraph 4.11 was conducted in mid-2013 among a very limited number of households. It is in material respects obsolete and, due to the imprecise nature of the questions, the responses were anyway so unspecific and generalised as to be of little use as a basis for setting policies. Contrary to that paragraph 4.12, other major emerging issues **HAVE** been drawn to the WGPC's attention, most notably concerns of a substantial section of the community about the need to protect the landscape, environment and wildlife of the area, as described above. To say that this was not drawn to the attention of WGPC is not true. As described above, it was very clearly drawn to the attention of the Council and the Council (at the insistence of its Chairman) deliberately chose to ignore it.



The whole focus of the plan is thus far too narrowly directed at housing site allocations and not at the broader issue of what the long-term aspirations of the community as a whole are for the way that development in the area should evolve over the next 12-15 years.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Helen Owen

Latham, James

From: Peter Willcock <peterw@hallsgb.com>
Sent: 24 September 2018 08:20
To: Neighbourhood Planning Team
Subject: Wigmore Group Parishes

Dear Sirs ,

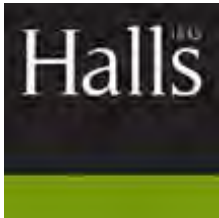
Ref : COMPLAINT – Wigmore Parish Council N D P

Halls Holdings Ltd act as land agents for James Hepworth of REDACTED . Neither Halls or James Hepworth was in any way approached, consulted or informed about the N D P .

As a Landowner in both the Pipe Aston and Elton Parishes , we consider that he should have been , and we would certainly have expected him to have been consulted about this matter . We would therefore suggest that Herefordshire County Council take a step backwards and go through this consultation process correctly .

Yours Faithfully ,

Peter Willcock



M P Willcock BSc FRICS FAAV

Consultant

Halls Holdings Ltd, Halls Holdings House, Bowmen Way,
Battlefield, Shrewsbury, SY4 3DR.

M: 07974 072331

E: peterw@hallsgb.com

To contact my secretary, Rachel Howson:

T: 01743 450700 or rachelh@hallsgb.com

W: www.hallsgb.com

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Our ref: SHARE/617238
Your ref: Wigmore Group Regulation 16 Neighbourhood
Development Plan Consultation

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Priya Sansoy
Assistant Asset Manager
Operations Directorate

The Cube
199 Wharfside Street
Birmingham
B1 1RN
www.highways.gov.uk

13 September 2018

Via Email: jlatham@herefordshire.gov.uk

Dear James,

WIGMORE GROUP REGULATION 16 NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

Thank you for forwarding me details of the above referenced Neighbourhood Development Plan (NDP) received on 14 August 2018.

Highways England has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

The closest section of the SRN to the Wigmore Group Parish is the A49, which passes approximately 2km from the eastern most edge of the parish group boundary. We have reviewed the consultation documents, which confirms that the NDP needs to account for approximately 32 dwellings.

At this stage, on the basis of the limited information available, it is likely that the distance to the nearest SRN is such that there will be limited implications for the continued safe operation and functionality of the SRN. We support the commitments of the Parish to sustainable development contained within the Plan.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely

Priya Sansoy
Assistant Asset Manager

Email: Priya.Sansoy@highwaysengland.co.uk





Historic England

WEST MIDLANDS OFFICE

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00053770

26 September 2018

Dear Mr Latham

WIGMORE NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. Our earlier Regulation 14 comments 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. The emphasis on the conservation of local distinctiveness and the protection of rural character including important views is highly commendable. Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish”.

Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 October 2018 16:58
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Jane
Last name	Brown
Which plan are you commenting on?	Wigmore Group Neighbourhood Development Plan
Comment type	Support
Your comments	This is a good plan



Neighbourhood Planning Team
Planning Services
Herefordshire Council
PO Box 4
Hereford HR1 2ZB

3rd October 2018

Dear Sir

WIGMORE NEIGHBOURHOOD PLAN REGULATION 16
CONSULTATION 14 AUGUST - 9 OCTOBER 2018

I want to bring your attention to my concerns about the existing traffic issues Ford Street, Wigmore endures (~~the~~ photographs attached).

Any new development of homes within the Neighbourhood Plan area in Wigmore will have an adverse effect on the safe and efficient operation of the existing highway network. The Plan (6.3.4) admits "the volume of traffic is already steadily increasing."

This increase is occurring even before the NDP is made. What will it be like on our roads when the ~~proposed~~ proposed new homes are built and occupied? Increasing the volume of homes is going to further worsen the congestion at the entrance to Ford Street between The Oak and Queens House. Extending current speed limitations will not solve traffic congestion.

Building more homes in Wigmore will generate traffic movements that cannot safely be accommodated within the local road network.

Bearing in mind highway safety, and the well being of the County's residents, is part of the Core Strategy, I want to ask Herefordshire Council Planning Services what do they consider needs to be included in the Wigmore Neighbourhood Plan to resolve the existing traffic safety issues and further improve road safety ahead of commencement of the proposed developments in Wigmore?

How does The Council measure whether the proposals in the Plan will, or will not, have an adverse effect on the safe and "efficient" operation of the existing highway network and a detrimental (or otherwise) impact on road safety?

The Plan mentions "concerns" but doesn't put improving road safety at the top of its CIL list. Enhancement of Bury Lane Community Field (among other things) is surely not more important than addressing road safety?

Yours faithfully,



Josephine Good (Mrs)

Please see the pedeshian by The Oak
This is a morning school run.



Latham, James

From: James Hepworth
Sent: 22 September 2018 10:46
To: Neighbourhood Planning Team
Subject: Wigmore Neighbourhood Development Plan..COMPLAINT

I ask Herefordshire Council to immediately intervene in the above matter.

What has happened to date isn't acceptable and Wigmore Parish Council has an obligation to democratically represent the views of ALL four parishes.

This duty has not occurred and the Chair of WPC is to a great extent responsible for obstructing debate and restricting discussion.

The advice received by HALC and Mrs Sam Banks is minuted and shows some very questionable advice.

Without this entire process being done correctly, transparently and without a domineering Chair I can only indicate my understanding that a legal challenge will definitely be brought forward.

The content of the WDP and the vision statement need to be addressed...the concerns of the old and young considered, widespread support should be sought. proper consultation and much much more.

The list of current failings is endless. It is wrong and there is nothing that articulates the interests of all four parishes I urge HC to intervene without delay.

James Hepworth

Latham, James

From: James Hepworth
Sent: 08 October 2018 15:36
To: Neighbourhood Planning Team
Subject: Wigmore Parish Council NDP

I have previously sent in an email(s) marked COMPLAINT with regard to the Wigmore NDP.

Please can you confirm that my email(s) will be put in front of the examiner at Reg 16.

I also wish to add that in my view (and I believe in the view of almost everyone living in Elton and Pipe Aston) that the WPC have completely failed to observe the spirit of the Neighbourhood Planning process. We all strongly feel and believe that we have not been treated fairly.

I would like you to put this email in front of the examiner please and I await your confirmation that my email(s) marked COMPLAINT (and all other emails marked COMPLAINT) will be put in front of the examiner.

I believe that the Wigmore NDP should be sent back to Reg 14 so that an open and transparent process can be democratically and correctly prepared and a proper and correct consultation process can be adhered to.

I await your confirmation
James Hepworth

Latham, James

From: john needham
Sent: 02 October 2018 10:57
To: Neighbourhood Planning Team
Subject: Complaint re Wigmore Group NDP

Dear Sirs

Wigmore Neighbourhood Plan

I am writing to object to the submission of the Wigmore Neighbourhood Plan.

I live REDACTED and over the last five years I have heard nothing about the plan. In fact if I had not been in the professional business of submitting planning applications and had reason on one occasion to see if one existed I would not know, as a resident, of its existence.

The plan totally ignores the existence of Elton and Pipe Aston which are, of course, hamlets also entitled to consideration. The importance of hamlets, as you will be well aware, was given weight in the Judgement of Mrs Justice Lang in her decision against Braintree Council in which she defined "isolated".

The Plan should have been properly discussed locally and not, as appears to be the case, made by a few for the benefit of a few.

I am now aware that several complaints to the plan have been completely ignored. Even the plan showing sites suggested in Wigmore appear to be still undecided or changed at the last moment.

No exhibition of the proposed plan appears to have been made outside Wigmore and this is unacceptable.

There appears to be little or no emphasis in the Plan on the protection of landscapes, wildlife habitats & the environment against inappropriate development particularly in Mortimer Forest REDACTED and therefore have a keen interest and also ride in.

The Wigmore Neighbourhood Plan should be sent back and advertised for comment in the manner statutorily required.

Yours faithfully
John Needham

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 August 2018 17:44
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Kay
Last name	Dartnell
Which plan are you commenting on?	Wigmore
Comment type	Objection
Your comments	<p>I would like to complain about the lack of detail about the village of Elton in the Wigmore Neighbourhood plan.. I have lived there for over 25 years, and had not until recently realised the significance of Local Neighbourhood Plans. We are covered by the Wigmore Parish, I knew there was a Local Plan being put together, but didn't realise that I should input to the plan as the plan seemed to be covering Wigmore issues as there was no proposal for developing housing in Elton. I have now seen the Neighbourhood Plan, and in the light of recent development proposals, realise that Elton is underrepresented, the plan does not highlight the needs of the village of Elton, nor does it highlight its special characteristics that are in need of protection. My main concerns are -</p> <p>- Water. All of Elton households draw their water from private boreholes or springs. They also look after their own sewerage disposal. There is no likelihood of this changing, as this area is one of the few in the country which is unadopted by a Water Authority. Thus there is no one, other than householders, to protect the water sources, and if a new development (like that of the Forest holidays proposal in Mortimer Forest), requires large amounts of water, there is no guarantee that our water sources will continue to provide the clean water we need.</p> <p>- Special Landscape Value – Elton, Pipe Aston and Mortimer Forest & surrounding villages are quiet, unspoilt and beautiful. The Geological and historic nature of the</p>

landscape eg Murchison/Geology & Downton Estate (of which Elton was part) Richard Payne Knight/ Picturesque movement and of course Norman history/Mortimers churches/fortifications are all of national importance and should be cherished, - Cycling and quiet country lanes – my business Wheely Wonderful Cycling was set up in Elton in 1992 (26 years ago) to provide cycling holidays and cycle hire. Since then we have organised cycling holidays for many thousands of visitors from all over the world, bringing a considerable benefit to the local economy, with minimal environmental impact. Visitors to the area who cycle, are surprised at how quiet the roads are & site this as a very special attribute. Plan should seek to minimise extra traffic on these country lanes. Elton is on the National cycle Network's Route 44 – the Six Castles cycle way and is well known in the cycling world as “good cycling” so is also on a number of published cycle routes, so there are many independent cycling visitors, as well as those generated by Wheely wonderful Cycling. The quiet lanes are also highly prized by local residents for short trips by bike, foot and horse for business and recreation. - Traffic – the narrow country lanes are under threat from development of large scale farming practices eg ever bigger tractors, that have to work at speed to fulfil contracts, and from new housing developments that increase the amount of traffic. As there is no bus service, everyone has to use their cars. Impact on these lanes (which are also poorly maintained) should be considered whenever there is a planning application for business or housing. - Landscape views and maps – there are no maps of Elton or Pipe Aston on the Neighbourhood plan laying down the settlement area and special attributes e.g. nature reserves/ historical areas/conservation areas/ parkland/veteran trees etc nor are the pictures of locally significant views - Poor communication – we still have very poor mobile phone and internet connection in the village which is a significant disadvantage to householders business and our young people/ students. And of course no bus service – which means that locals and visitors can only get to the area by car (or bike!) and again disadvantages our young people and elderly.

I hope you can incorporate these issues into the plan.

Dear Wigmore Parish Council,

I am aware of your plans for Mortimer Forest. On reflection I am very concerned with the proposed developments. My main concern is such a place of peace and tranquility is somewhere that Ludlow residents have enjoyed undisturbed for centuries. From listening to local conversations it seems that further consideration needs to be given. The Pipe Aston NDP clearly needs a vision statement, which must aim to encompass and secure the future of this exceptionally beautiful part of Shropshire and Herefordshire. The NDP does not currently seem fit for purpose, and therefore, I am fully supporting the efforts of the local residents to fight this until it is formulated in a suitable and meaningful way.

Yours sincerely,

Reverend Kelvin Price
Rector of Ludlow
28th September 2018.

Latham, James

From:
Sent: 23 September 2018 17:02
To: Neighbourhood Planning Team
Subject: Neighbourhood Planning: Elton and Pipe Aston

Dear Sir/ Madam,

As a resident of Elton for the past 16 years and an active member of the local community, I wish to express concern at the work of the Steering Group on Neighbourhood Planning originally set up in 2013 the work of which has only recently come to public knowledge here.

The Group's procedures have been defective in many respects and lacking in transparency. First of all in the consultation process, and later, it has been high-handed and arbitrary when Pipe Aston and Elton made their submission.

The input of the villages of Pipe Aston and Elton now need consideration by HCC, and a review made of the procedures which have led to their neglect and non-consultation.

Yours sincerely,

Sir Leslie Fielding, KCMG

Latham, James

From:
Sent: 07 October 2018 23:11
To: Neighbourhood Planning Team
Subject: wigmore group NDP - objection
Attachments: Wigmore Group Parish Neighbourhood Development Plan - objection.docx

Please find attached my objection to the NDP.

Regards

Linda Rowley

The neighbourhood planning system was introduced by the Localism Act of 2011 with the specific aim of devolving power to the lowest practical level - close to the people who are affected by decisions, rather than distant from them.

The Neighbourhood Development Plan is integral to that government vision with Paragraph 16 of the [National Planning Policy Framework](#) setting out the relationship for those producing neighbourhood plans or Orders and how such documents should support the strategic development needs set out in Local Plans, including policies for housing and economic development. More specifically [paragraph 184](#) of the National Planning Policy Framework states that neighbourhood plans and Orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

The explanatory reasoning or guidance for those bodies such as Parish Council's undertaking preparation of an NDP emphasises the basic premise that the NDP must be consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. In the case of Wigmore Group Parishes they must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).

It is our contention that the draft plan produced by WGP was lacking in that objective and by excluding the representations from residents of Elton and Pipe Aston by virtue of inadequate consultation and misrepresentation as to the purpose of the NDP maladministration occurred.

The NDP process is further reinforced by European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).

This seeks to provide a high level of protection of the environment by integrating [environmental considerations](#) into the process of preparing plans and programmes including neighbourhood plans.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species.

Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) can also apply to the particular circumstances of a draft neighbourhood plan or Order.

Relevant Policies of the Herefordshire Core Strategy 2011-2031

are included as follows:-

Summary of environmental issues, problems and challenges :-

- Protect, conserve and where possible enhance the county's rich natural and historic assets
- Address climate change and flooding
- Plan for the potential impact of climate change in new developments
- Ensure new developments are of high quality design and construction reflecting Herefordshire's distinctive character
- Use resources efficiently
- Improve air and water quality

The amendments suggested for the NDP aim to ensure that new development does not create demonstrable harm to the plan area but reinforces local character and incorporate trades and skills essential for the ongoing care and maintenance of the traditional buildings of the Wigmore group parishes and Herefordshire in general.

3.14 New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding, ensuring availability of natural resources.

3.16 The area's valued heritage and significant environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage, will be protected, conserved and enhanced. It will underpin and foster growth and innovation in businesses and jobs; being accessed, appreciated and actively supported by more people, for more purposes, in all walks of life.

The amendments seek to ensure that the overarching support for new development including commercial and industrial development does not have an adverse impact on the recognised character of the natural and historic environment, and the well being of local communities.

Policy SS6 - Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;

biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific interest; historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
the network of green infrastructure;
local amenity, including light pollution, air quality and tranquillity;
agricultural and food productivity;
physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

It is held that the proposed amendments are in full compliance with the spirit and detail of Policy SS6

Policy LD1 – Landscape and townscape

Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; • conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management; • incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and • maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

The proposed amendments reinforce Policy LD1 and give added emphasis to the local context to ensure that the NDP is robust and fit for purpose in meeting the varied challenges of development pressure which are likely to come forward over such a lengthy plan period up to 2031(3).

Historic environment and heritage assets

5.3.23 The historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of significance with statutory protection are referred to as designated heritage assets. Policy LD4 is applicable to heritage assets throughout Herefordshire whether formally designated e.g. listed buildings and conservation areas, or not, ranging from individual structures and their settings, archaeological remains, to larger neighbourhoods of historic value, parks, gardens and other green spaces of local interest.

Policy LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. retain, repair and sustainably reuse heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and
5. where appropriate, improve the understanding of and public access to the heritage asset.

5.3.29 High quality design and well planned developments can enhance community cohesion through maintaining or creating a sense of place. New development should be designed to preserve and enhance locally distinctive characteristics and positively contribute to the appearance of the locality. To achieve this, it is important that new development is successfully integrated into the existing built, natural and historic environment; however recognising that architectural styles change over time. Policy SD1 does not seek to stifle architectural innovation, contemporary design or reject advances in design and technology.

The proposed amendments seeks to protect and enhance the character of the landscape and individual conservation areas by demonstrating that the rural area and its constituent settlements continues to evolve and be relevant in the 21st century.

Policy SD1 – Sustainable design and energy efficiency Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements: • ensure that proposals make efficient use of land - taking into account the local context and site characteristics; • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design; • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;

• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and

waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; • where possible, on-site renewable energy generation should also be incorporated;

Again the amendments are in complete alignment with Policy SD1 and build upon or give greater emphasis to the draft NDP with the aim of making it a document equal to that of neighbouring parishes. It is not in conflict with Herefordshire's Core Strategy or local planning principles. Because of inadequate consultation with residents of Elton and Pipe Aston and an inaccurate explanation of the purpose and status of the NDP those residents were omitted from the Regulation 14 stage of the process and did not benefit from the interactive opportunity either with the Wigmore PC or with each other to ensure that their legitimate interests were fairly represented and considered for incorporation into this influential document.

Latham, James

From: Mike Catling
Sent: 02 October 2018 14:15
To: Neighbourhood Planning Team
Subject: COMPLAINT - Wigmore Neighbourhood Development Plan

Dear Sir/Madam:

I email you as the Rector for the Parish of Wigmore Abbey
The among the villages that fall under my area are Leintwardine, Wigmore, Leinthall
Starkes, Downton, Burrington, Elton and Pipe Aston.

There is among my parishioners a great deal of disquiet about the Wigmore NDP and the lack of correct process and lack of consultation.

I would ask that Herefordshire Council intervene immediately and allow this matter to go back to a stage where the correct procedures that should have been followed are allowed to do so.

The Rev. Michael Catling
Leintwardine Rectory

Latham, James

From: Mark Jones
Sent: 07 October 2018 19:59
To: Neighbourhood Planning Team
Subject: Complaint re Wigmore Group NDP

Dear sir/madam,

I write to register my complaint about the absence of any provision in the above for protection of landscapes, green spaces, wildlife habitats and any other related environmental concerns that could be adversely affected by inappropriate developments.

I attended the very first meeting addressing the NDP several years ago, when it was made clear that the only issue we should be focusing on was that of additional housing in Wigmore, Leinthall Starkses, Elton and Pipe Aston.

Subsequent discussions and the development of the NDP have clearly followed similar lines, at the expense of a more wide-ranging document covering environmental impacts and protection, not just housing developments.

Yours sincerely,

Mark Jones

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 06 October 2018 14:51
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Malcolm
Last name	Rochefort
Which plan are you commenting on?	Wigmore Group Neighbourhood Development Plan 2011-2031
Comment type	Support
Your comments	The current version (viewed on 6/10/2018) on Herefordshire Council web site makes perfect sense as a development plan for the Wigmore Parish to guide and control the development of houses, businesses and open spaces for the area. Speaking as a resident of Leinthall Starkses in particular, I would fully support the village policies map illustrated on page 17.

Latham, James

From: Merlin
Sent: 04 October 2018 17:59
To: Neighbourhood Planning Team
Subject: COMPLAINT - re: Wigmore Group NDP

Dear Sir / Madam

Complaint re: Wigmore NDP. 4 October 2018

I have only recently become aware of the Wigmore Group of Parishes Neighbourhood Development Plan which I believe is in quite an advanced state of preparation.

As a regular user of the large area of Mortimer Forest, much of which is covered by this NDP, I am concerned that there may not have been sufficient consultation about how the region is to be conserved within the Wigmore NDP in the years ahead. It is a priceless resource, not just for the people living in Wigmore parishes but also for those living close to it in Ludlow and the Shropshire villages.

I have been involved in working parties in Mortimer Forest concerned with habitat improvement for the endangered Wood White butterfly. It is one of the few remaining locations in Britain for this butterfly. And there are other rare butterflies there too. The NDP would have an important impact on the wildlife and preservation of habitats in this part of Wigmore but I don't believe that the wildlife conservation groups have been consulted at any point.

The parishes of Elton, Pipe Aston and Leinthall Starks are particularly quiet and beautiful. It is very important that they are properly protected against the worst kind of developments (quarrying, wind farms, waste disposal plants etc) and I don't believe much, if any, consultation was done with them in this respect.

I hope that the above considerations can be taken into account and that a more thorough consultation with the outlying parishes of Wigmore is made before the NDP is agreed and approved.

Yours faithfully

Merlin Unwin

Merlin Unwin

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 23 August 2018 08:44
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Nicholas
Last name	Davidson
Which plan are you commenting on?	Wigmore Group Neighbourhood Development Plan (WGNDP) Regulation 16 Consultation document
Comment type	Comment
Your comments	<p>Please note that my comments concern two of your "Comment type" categories: "Support" and "Comment". COMMENTS: A. Section 5 of WGNDP Consultation document: recommended of a “Vision statement” (page 19) 1. It is well-established practice in any "strategic planning" document, such as Neighbourhood Development Plans, to start with an overarching Vision, and then establish Objectives (and Targets as appropriate) to deliver that Vision. 2. The National Planning Policy Framework (NPPF) states, in paragraph 183 (reproduced in Appendix A of the WGNDP Consultation document), that "Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need ..." 3. Many of the Herefordshire NDPs already adopted include such a clear Vision statement. 4. No such Vision statement was included in the WGNDP Regulation 14 consultation draft, but this issue was not identified in the Regulation 14 consultation responses. 5. The WGNDP Steering Group has recognised that previous drafts of the WGNDP have not included such a clear Vision statement and recommended the inclusion of a Vision statement, but it was concluded that such a Vision statement could not be included in the</p>

Regulation 16 consultation text as it was not requested in any Regulation 14 consultation response. 6. However, in paragraph 5.2 of the Regulation 16 Consultation document there is language which speaks to such a Vision, where it states that “our over-arching aim is to ensure that development in the Wigmore Group parishes is genuinely sustainable and resilient for the future, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing.” 7. I therefore recommend that paragraph 5.2 is retained, but also urge that a clearly stated Vision statement is added, to follow paragraph 5.2 and derived from its language, to read: “Vision: In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future, providing an environment in which residents enjoy living, working and playing and which is welcoming and attractive to visitors and tourists.” 8. Inclusion of this Vision statement in the WGNDP will ensure that it fully responds to the NPPF (paragraph 183) and is more closely aligned with other adopted Herefordshire NDPs. B. Map 4. Leinthall Starkes Policies Map (page 17) Map 4 shows that the western part of the Settlement Boundary lies with a Local Wildlife Site (LWS). I believe that the Wigmore Group Parish Council was unaware of the location of this LWS at the time the Settlement Boundary was drawn. However, since it is wholly inappropriate for a potential development area to include part of an LWS, the Settlement Boundary should be re-drawn such that its western boundary abuts, but does not include, the LWS. SUPPORT: Other than addressing the two issues identified above, I fully agree with and support all other parts of the current text of the WGNDP Consultation document, and encourage its approval by the independent inspector. In particular I strongly support the inclusion of contextual text (page 19) setting out clearly what is “sustainable development”, since the NPPF paragraph 183 makes it clear that an NDP should be designed to “... deliver the sustainable development they need ...”. In that context, I also strongly support that the first Objective and its Policies, as set out as WGNDP Objective 1, should concern achieving sustainable development through protecting key environmental assets, and

	taking into account environmental constraints. The subsequent Objectives and their Policies specifically concerning housing developments then logically follow, so that they are set in the context of the environmental assets and constraints identified in the Plan.
--	---

Latham, James

From:
Sent: 02 September 2018 12:07
To: Neighbourhood Planning Team
Subject: Wigmore Group Parish NDP - Reg16 -Objection

I heard Sam Banks of Herefordshire Council say several times when giving advice to the Parish Council that the NDP should be submitted to Reg16 even if only 80% complete and "warts and all" and that the focus was on housing plot allocation, to "protect the parish from developers".

The NDP process has the potential to be about so much more than this, as evidenced by NDPs submitted by other neighbouring parishes, and the missing 20% probably includes the wishes of anyone living outside Wigmore to protect their water supplies, provide protection from traffic hazards and protect our green spaces, clean air, reducing carbon footprint, encouraging less use of cars, and all the special things that make these attractive areas to residents and visitors.

There is no "vision" in the submitted NDP and the idea of tacking one on at the end is a ridiculous notion. The vision should have been carried out at the start of the process, and involved full public consultation and facilitation, taking into account the constraints of remote communities without reliable internet or full mobility of movement:

- what do we want our communities to look like?
- what differences do we want to see?
- what do we like?
- what isn't working?
- what are our aspirations?
- what housing do we need?
- what facilities do we need?
- how can we reduce our carbon footprint?
- what can ordinary residents do by volunteering or fund raising to contribute to our well being?
- how has the National Planning Policy Framework changed and how has the emphasis on the NDP changed
- What is the mechanism for keeping the NDP updated in a rapidly changing world?

This is a complete objection to the submission to Reg 16. The current NDP is not fit for purpose for our communities. It should be returned to an earlier stage in the process that allows everyone to have a say in its construction.

Regards
Nigel Rowley
Parish Councillor
Pipe Aston

Latham, James

From:
Sent: 02 September 2018 12:42
To: Neighbourhood Planning Team
Subject: wigmore group ndp - reg16 - objection

Evidence is mounting that the recent submission of the NDP to Reg16 has broken the Aarhus Convention, which governs how communities should be consulted in a fair and effective way. The so called consultation statement is not representative of the very poor approach to the whole communication, consultation and facilitation that should be present in such an important activity as producing an NDP.

The chairman of the parish council has said repeatedly in the parish council and in public meetings throughout the process that "this is only to do with Wigmore and Leinthall Starkes and has nothing to do with you" which has totally disenfranchised anyone living in smaller hamlets or outlying areas of the parish.

This is a completely illegal direction to give people under the Aarhus Convention and together with poor communication to people without reliable internet, mobility problems and consultations being held in deepest winter when people keep outdoor travel of any sort to a minimum all.

Many people can't even remember being asked to fill in a questionnaire, or being kept informed on what was expected of them. People in rural and remote areas can not be disenfranchised in this way because of where they live.

It all amounts to a breach of their rights under the Aarhus Convention.

Regards
Nigel Rowley
Parish Councillor
Pipe Aston

Latham, James

From:
Sent: 16 September 2018 18:53
To: Neighbourhood Planning Team
Subject: Wigmore NDP - Objection
Attachments: Wigmore NDP Consultation Draft suggested amendments +ND v290718 clean.docx

Please find attached suggested amendments to the Wigmore NDP which have been endorsed by residents in the group parish after they were told that the NDP was nothing to do with them by the chair of the Wigmore Group Parish Council. Vic Harnett, on several occasions.

The suggested amendments are highlighted in green, and relate to many aspects of the potential of the NDP process, including landscape, green spaces, and the environment, amongst many such topics.

The very best thing that can happen here is for the NDP to be returned for a properly carried out Reg 14 consultation where the outlying areas of the group parish can be properly involved in determining the vision, objectives, and proper criteria can be established for how the plan can be updated in an inclusive manner with a steering group that is representative of everyone, and where any advice can be properly evaluated and challenged.

Regards
Nigel Rowley

Draft

Wigmore Group Neighbourhood Development Plan

2011-2031



Submission document Version 21 July 2018

Photo credits:

Front cover - clockwise from top:

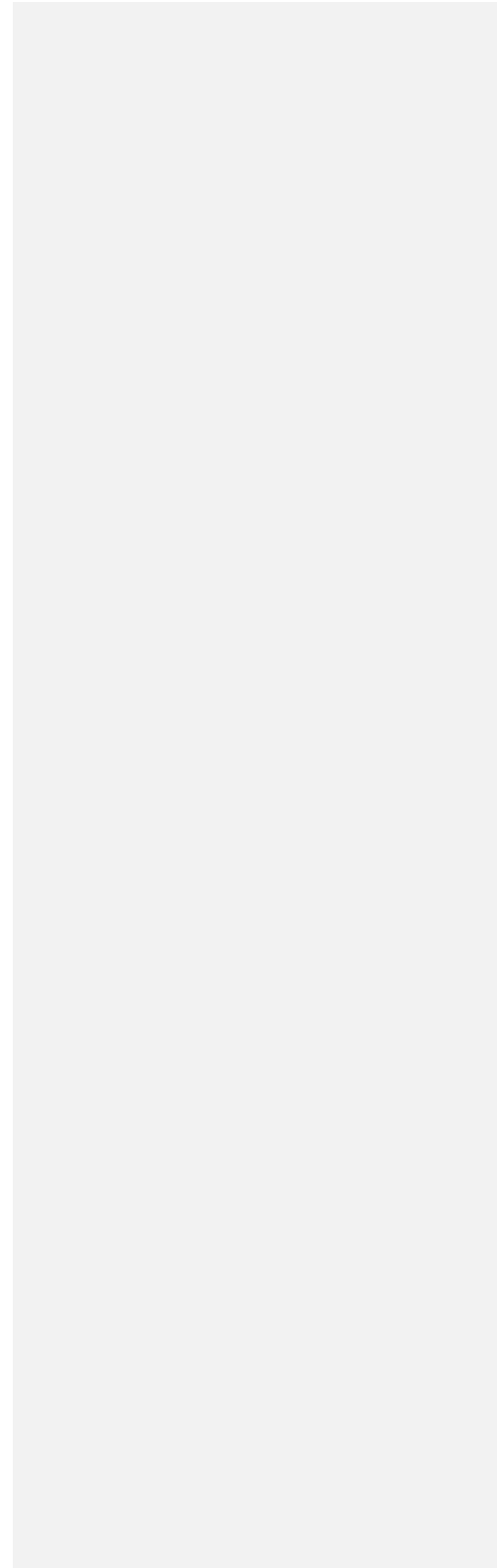
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Back cover: © xxxxxxxxxxxxx?who??



Contents

[Nick Note: page numbers to be added later]

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2. How is the Neighbourhood Plan prepared?

3. Wigmore Group Past and Present

History of the Wigmore Group

Wigmore Group today

4. Key issues for the Wigmore Group Neighbourhood Plan

5. Aims, **Vision and** Objectives of the Wigmore Group Neighbourhood Plan

6. Policies and Proposals

Natural Environment

Housing

Community facilities

Design and Heritage

Local employment

Appendix A. National and Local Policies

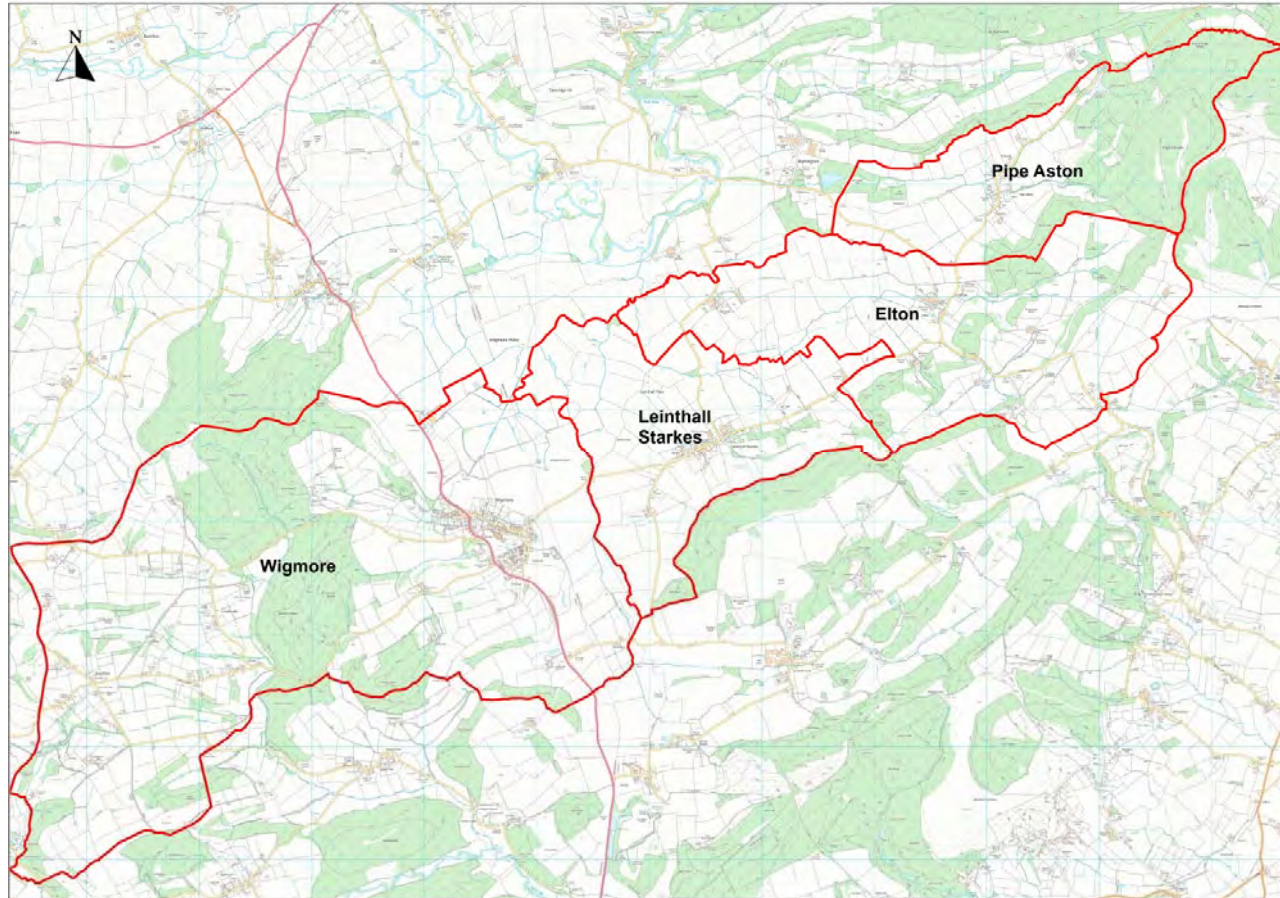
Appendix B. Statutory Listed Buildings

1. Introduction and Background



- 1.1 Welcome to the Wigmore Group Neighbourhood Development Plan (WGNDP). Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities such as Herefordshire Council can produce development plans to promote, guide and control development of houses, businesses, open spaces, so too, now, can parish councils, by preparing a Neighbourhood Development Plan.
- 1.2 The significance of this is that when the Neighbourhood Development Plan is “made” it will become part of the development plan for the area. This means planning applications in the parishes, unless there are other material considerations, will normally be determined in accordance with the Neighbourhood Development Plan.
- 1.3 The Wigmore Group of Parishes represents the civil parishes of Wigmore, Leinthall Starkes, Elton and Pipe Aston **which make up the local government body of Wigmore Group Parish Council.**
- 1.4 The photograph above is the Wigmore Vale, the landscape setting in which the Wigmore Group sits. The topography has likely little changed in the thousand years since Wigmore Castle was founded, but land-uses have evolved to more intensive farming and forestry. Farming and forestry still shape the land but many of the local houses and most of the churches have survived intact for hundreds of years despite the turbulent history of these “Marcher” lands.
- 1.5 The Wigmore Group Parish Council believe that planning for the area is an important right to exercise, and in November 2012 the parish council applied to be designated a neighbourhood planning area. Herefordshire Council approved this application covering the Wigmore group of parishes in January 2013 (See Map 1).
- 1.6 Since this designation the Parish Council has been preparing this Neighbourhood Development Plan. A Plan that, when finalized **and adopted into Herefordshire Council’s Local Development Framework (the Statutory Development Plan),** will give local people more say in the future development of the parish.
- 1.7 However, after starting the process, the parish council considered it expedient to await the adoption of the Herefordshire Core Strategy (adopted in 2015), to enable them to plan more precisely for the future.

Map 1. Wigmore Group Designated Area

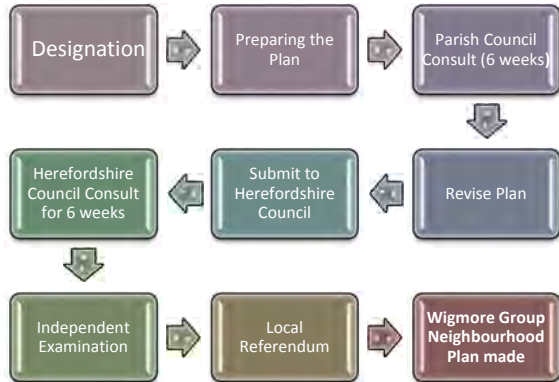


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2. How is the Neighbourhood Plan prepared?

2.1 Neighbourhood Development Plans have to be prepared following a procedure set by government, as detailed in Figure 1.

Figure 1. The Neighbourhood Development Plan Preparation Process



2.2 This procedure must include two six-week periods of consultation on the Draft Plan, the first carried out by the Wigmore Group Parish Council and the second by Herefordshire Council.

2.3 After these consultations, the plan will be sent for examination by an independent expert. This examiner will be jointly appointed by the Wigmore Group Parish Council and Herefordshire Council.

2.4 At the examination, the examiner will assess whether the plan meets the basic conditions of the Town and Country Planning act 1990 as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2.5 If the examiner decides the answer to all these questions is “yes”, the Wigmore Group Neighbourhood Plan will be subject to a local referendum.

- 2.6 The referendum will give all eligible voters on the electoral register in the **four parishes** the opportunity to vote and decide if the Wigmore Group Neighbourhood Development Plan should in future be used to help determine planning applications. The final decision, therefore, rests with the people of the Wigmore Group of Parishes and will be a straight forward majority of those voting in the referendum.
- 2.7 The Wigmore Group Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) of 2012 and the online National Planning Policy Guidance (NPPG).
- 2.8 This means that Wigmore Group Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire Council’s Core Strategy.
- 2.9 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy adopted on 16th October 2015. A full list of its relevant policies is provided in Appendix A.

3. Wigmore Group past and present

History of the Wigmore Group

Wigmore Parish

- 3.1 Wigmore is a village and civil parish in the northwest part of the county of Herefordshire, England. It is located on the A4110 road, about 8 miles (13 km) south-west of the town of Ludlow, in the Welsh Marches.
- 3.2 From early years, there was an Anglo-Saxon settlement next to a large marshy area in the floodplain of the River Teme, in the northern corner of what is now known as Herefordshire. It did not become known as Wigmore (Wigmore or Wighemore) until after the Normans came to Britain in 1066. Wigmore was to become the seat of power for the Mortimer family for the next 250 years. During this time, the settlement grew to a village, then to a market town. It remained the centre of the area with the castle to enforce its power. The Mortimers effectively ruled the country from the area until the 14th Century
- 3.3 The landscape of the area lends itself to agriculture and forestry. As the Wigmore Glacial Lake of 20,000 years ago was progressively drained, it became extremely fertile for grazing and crops.
- 3.4 The Domesday Book describes Wigmore Castle as being set in wasteland called Merestun – the farm on the lake. According to the Domesday Book, Wigmore Castle was built by William FitzOsbern, Earl of Hereford and belonged to Ralph de Mortimer, supposedly a kinsman of William the Conqueror and the founder of the great Marches dynasty of the Mortimers.
- 3.5 By the time of Roger Mortimer (1287–1330) the family owned extensive English and Welsh lands, centred on Wigmore Castle. The castle remained Mortimer property until the 15th century when it passed to the Crown. It was acquired by the Harley Family in 1601 and was caused to be demolished (slighted) by Lady Brilliana Harley during the English Civil War.
- 3.6 The castle is now privately owned and is under the guardianship of English Heritage. English Heritage excavated part of the site in 1996 and 1998 and consolidated as necessary. The castle was the first in the country to receive a 'soft capping' approach to conservation. The range of plants and wildlife on the property is diverse and rare due to remaining mainly undisturbed.
- 3.7 The Castle is recorded in detail in a recently published (2015) report on the Excavations of 1996 and 1998 by The Society for Medieval Archaeology – Monograph 34.
- 3.8 The Church of St James is a 1,000-year-old Grade I-listed building that has survived the turbulence of the medieval ages, the Wars of the Roses and the English Civil War. The Church is in close proximity to Wigmore Castle. The architectural significance of both the church and castle is much recorded and described in Pevsner's *Buildings of England: Herefordshire* and the writings of respected local historian, J W Tonkin.



Wigmore Castle, looking north over Wigmore Vale © John Williams

3.9 Founded as a collegiate church by the powerful Mortimer family, the church lies on the site of an earlier Saxon building. The building has a very early Norman nave. Herringbone masonry is visible on the outside of the north wall. The church stands above the village and, with the ruined castle, dominates the village and surroundings of Wigmore. The churchyard cross is much restored. It stands on a 14th century base, with an ogee-headed niche. This feature is found in a number of churches along The Marches. More rare inside is a piscina high on the south wall by the chancel arch. This is a legacy of the original rood screen which, unusually, had an altar on it.

3.10 Wigmore was one of the first areas in England to have an Enclosure Act. Dating from 1772, this act affected the moor and woods nearby. The dividing earth banks still survive.

3.11 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Wigmore as follows:

"WIGMORE, a village, a parish, and a hundred, in Hereford. The village stands 5 miles SE of Bucknell r. station and 9 NW of Leominster; is a seat of petty-sessions; and has a post-office under Kingsland, Herefordshire, a police station, and fairs on 6 May and 5 Aug. -The parish includes part of Limebrook, and is in Ludlow district. Acres, 3,441. Real property, £3,342. Pop., 499. Houses, 104. The property is subdivided. A castle stood, in the Saxon times, on an eminence a little W of the village; was rebuilt, in the 12th century, by Ranulph Mortimer; and has left some remains."

3.12 The Gazetteer of the British Isles of 1887 showed that the village of Wigmore had not changed much in fifteen years - indeed, the number of inhabitants had declined slightly: 3,441 acres (13.93 km²) contained a population of 417. Similarly, the Wigmore hundred's 46,354 acres (187.59 km²) contained a population of 5,665.

Leinthall Starkes Parish

3.13 Leinthall Starkes is a village and civil parish adjacent to Wigmore and about 7 miles south-west of Ludlow.

3.14 Back in 1870-72, John Marius Wilson's "Imperial Gazetteer of England and Wales" described Leinthall Starkes like this:

"LEINTHALL-STARKES, a parish, with a village, in the district of Ludlow and county of Hereford; 5 miles WNW of Woofferton-Junction r. station, and 6 SW by W of Ludlow. Post town, Wigmore, under Kingsland, Herefordshire. Acres, 990. Real property, with Leinthall-Earls, and Elton, £3,791. Rated property of L.S. alone, £1,017. Pop., 144. Houses, 29. The property is all in one estate. The living is a p. curacy in the diocese of Hereford. Value, £53. Patron, A. R. B. Knight, Esq. The church is ancient, and has a belfry. There are an endowed school, with £14 a year, and other charities £4."

3.15 The church in Leinthall Starkes is St. Mary Magdalene. The church is located a little way from the village and probably marks the site of the older and now deserted village. It is a simple church with a Norman foundation, with a few later additions. Although the bellcote is 17th century, the 2 bells are about 750 years old and amongst the oldest working bells in the country. It is approached down its own green lane and is a haven of peace and quiet.

Elton Parish

3.16 Elton is a village and civil parish situated on the Wigmore to Ludlow road. The village is northeast of Leinthall Starkes and south of Pipe Aston.

3.17 Elton has its own entry in Domesday Book, folio 183b, and in 1086 is listed under the lands of Ralph de Mortimer, who had already set up his castle and borough at Wigmore. At Elton then, there were two plough-teams in the demesne (the part held in hand by the landholder) and eight villeins, two smallholders, and two "racknichts" or "riding knights" who held another three plough-teams; there were also three slaves. Each of these men may well have had spouses or families. But in 1066, before the Norman Conquest, Elton had been held by Eadric, known as

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Waldens, best interpreted as 'of the forest' but also known as *Sourange* and interpreted as 'the Wild'. At that time, Eadric certainly held at least another six or eight small manors within easy riding distance, mostly in woodland or upland. There was then, as now, a quantity of hardwood forest attached to Elton.

3.18 After the conquest of England by William of Normandy, Eadric refused to submit and therefore came under attack from Norman forces under Richard fitz Scrop, based at Hereford Castle and at Richard's Castle nearby, and accounts of Eadric's acts of rebellion in Herefordshire in 1067 are included in several contemporary histories. 3.19 Eadric allied himself to the Welsh prince of Gwynedd (and Powys), Bleddyn ap Cynfyn, and his brother Rwallon, and unsuccessfully attacked the Norman castle at Hereford in 1067, retreating to Wales to plan further attacks. During the widespread wave of English rebellions in 1069-70, again helped by his Welsh allies as well as other English rebels from Cheshire, Eadric burned the town of Shrewsbury, and unsuccessfully besieged Shrewsbury Castle.

3.20 Various historical traditions have attached themselves to Eadric's name, but the weight of the chronicles agree that finally he submitted to or was captured by the new Norman king and, in fact, later campaigned for the Conqueror in Scotland and Maine. But another source maintains that he was imprisoned for life. His name is still respected locally.

3.21 Thomas Andrew Knight (1759-1838), certainly one of Britain's most influential botanists and second President of Royal Horticultural Society from 1811 until his death, made his home at Elton Hall before inheriting Downton Castle. He utilised the Hall's garden and fields as the base for his many horticultural experiments, mostly with fruit trees, applying scientific principles and techniques to practical horticultural problems. From his results here, he published extensively on seed germination, pruning, tree sap and bark etc. His famous illustrated book, the *Herefordshire Pomona (Pomona Herefordiensis)* about Old Cider and Perry Fruits, was published in 1811, and includes the Downton Pippin, Golden Pippin and many others. A copy is held in the Bulmer Cider Museum. Andrew Knight's Elton Heart, a luscious heart-shaped cherry and Black Elton are still cultivated and available, the former used commercially in Australia.

3.22 The tradition of garden expertise continues strongly at Elton today, with no less than three houses occupied by professional gardeners. In addition, the present orchard at Elton Hall contains varieties of the fruit trees from Knight's *Pomona* with specially grafted trees from various local specialist nurseries in Herefordshire, replanted about 1995.

3.23 The church in the parish is St Mary the Virgin, which stands close to Elton Hall. It has a Norman nave, chancel and doorways. The lancet windows are 13th century and the screen dates from the 15th and 17th centuries. Services are held twice a month and the church, being the only community facility, is sometimes used for events other than worship.

3.24 The National Cycle Network route NCN44 runs through Leimthall Stakes, Elton and Pipe Aston and is well-used by experienced cyclists and for organized cycle events. The Herefordshire Trail also runs through Elton. There is a home-based tourism business specializing in cycle hire, cycling and walking holidays. The roads and lanes are in a poor state of repair and in places too narrow for cars to pass without reversing. There is no bus service and no pavements and the speed of traffic is a concern. There are several small self-catering and Bed and Breakfast businesses, all utilizing

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buildings within the curtilage of the owners' homes. Tourists value the network of public footpaths, the peace and tranquillity and tranquil, timeless rural landscape.

3.25 The land is predominantly used for agriculture, with six working farms and some traditional orchards. There is no mains water or sewerage in Elton, with all households relying on private bore-holes for their water supply and septic tanks for sewage disposal.

Pipe Aston Parish

3.26 Pipe Aston is a small village and civil parish in the far north of Herefordshire, close to the border with Shropshire. The landscape is diverse, unspoilt and steeped in history. Surrounded by forest, the village nestles at the foot of Juniper Hill, within the Mortimer Forest, an area of special landscape importance. The Vinnals picnic area with its natural car park and waymarked trails through undeveloped Forestry Commission land provides a gateway to this area of tranquility and wellbeing for local residents (including many from Ludlow and other parts of Shropshire) and day visitors. Physical activities like walking, running, cycling and orienteering are the primary uses of the area. Residents and visitors also come to study the wildlife and immerse themselves in the natural environment, supporting the social wellbeing of the local community.

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3.274 Pipe Aston has its own entry in Domesday Book, and was held by Ralph de Mortimer, as was Elton at that time. In demesne there were two plough teams, and five villeins with two borders held a further three plough teams. But in 1066 five men had held this land as though there were three manors. And in 1086 it still independently paid tax for three hides (a hide was unit of land and tax assessment, nominally 120 acres). In the interim period the land became waste and valueless; it might have been then that one of the two motes was built. Thus there are grounds for concluding that the settlement suffered traumatic changes of tenure as a result of the Norman Conquest and that if any of the five men who once held their land here independently still managed to hold onto any land they were now there only as villeins under the new regime. In 1086, it was worth 30 shillings, compared with Elton's 20 shillings.

3.289 Very early in the 17th century, Aston built up a rural industry utilising the local availability of clay and wood for charcoal necessary to make the newly-introduced clay pipes, and as Aston is a common settlement name, the parish eventually became known as Pipe Aston. The road curves round one of the many former sites of production that have been verified and analysed by professional excavations over several seasons. Their products have been found in London and many other locations and the area continued to have a considerable reputation in the skills for several centuries; even when the local clay resources ran out, other clay was brought by packhorse from the Broseley area.

3.2910 Close to the Norman motte, the small Norman church has a beautifully preserved carved tympanum of national significance in the corpus of Romanesque sculpture. It depicts Christ as the Lamb of God with the eagle of St John and the winged ox of St Luke's flanking the Lamb. Two highly carved door imposts support the tympanum, and an inverted water stoup with carvings of a dragon and foliage of a similar period serves as a font. There is considerable evidence to support the knowledge that one Oliver de Merlimond, sometime steward to the Mortimers of Wigmore, went on pilgrimage to Compostela in 1125 and returned with ideas to sponsor and reflect the artistic craftsmanship that he had experienced on his journey. It is thought that the artistic endeavour here is associated with one of the artists working within what is

termed the 'Herefordshire School of Romanesque carving', who was probably brought from France. A bird of prey attacking a small bird features in some work, including here, which may be a particular mason's signature. (Birds of prey including kites, goshawks, sparrow-hawks and buzzards, are currently observed in the skies above Pipe Aston and Elton.)

3.304 This recently restored church also contains the remains of a number of wall paintings of various dates including important mediaeval material. The resulting complex, interspersed with old farm-houses and cottages in half timber and stone, has a historic and scenic atmosphere unique even in this locality rich in historic associations and unspoiled natural landscapes. As a teacher and one of Pipe Aston's residents and history lovers (whose grave was placed on the side of the churchyard close to the moat in the year 2000) phrased it - she is 'at peace now in this place she called paradise'.

Wigmore Group Today

3.312 This profile provides an introduction to the parishes of Wigmore, Leinthall Starkes, Elton and Pipe Aston in the present day. It contains an overview of the population, housing, employment, education, and car ownership. This information is sourced from the 2011 Census. The statistics are available separately for Wigmore and for Leinthall Starkes which includes Elton and Pipe Aston.

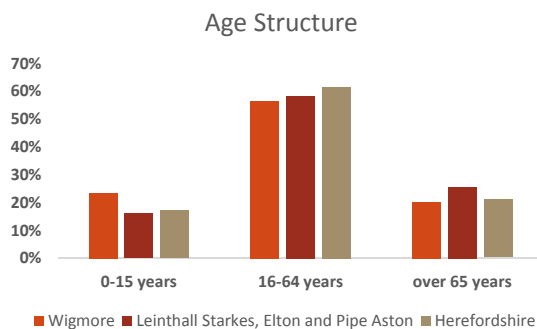
Population

3.323 Wigmore parish covers an area of 1,407 hectares and has a population of 757. Population density at 0.5 persons per hectare is low even relative to that in the rest of rural Herefordshire (0.8 people per hectare).

3.334 Leinthall Starkes, Pipe Aston and Elton cover an area of 1,405 hectares and have a combined population of 168. Population density at 0.1 persons per hectare is significantly lower than that of Wigmore parish.

3.345 The age structure of the Wigmore group is broadly similar to that of Herefordshire (Figure 2).

Figure 2. Age Structure of the Wigmore group and Herefordshire populations



Housing

3.356 As at April 2011, there were 334 dwellings in Wigmore, 35 in Leinthal Starks, 26 in Elton and 18 in Pipe Aston. However, when calculating the 14% housing growth target for the Wigmore Group Parishes only the number of dwellings in Wigmore and Leinthal Starks were counted. This is because they have been identified as RA2 villages in Herefordshire Council's Core Strategy. Thus the Wigmore Group Parishes original housing growth allocation was 52, being 14% of the combined number of 369 dwellings in Wigmore and Leinthal Starks.

3.367 The following figures provide a breakdown of dwellings types, tenures and number of bedrooms, for each parish compared with Herefordshire as a whole.

Figure 3. Accommodation Type

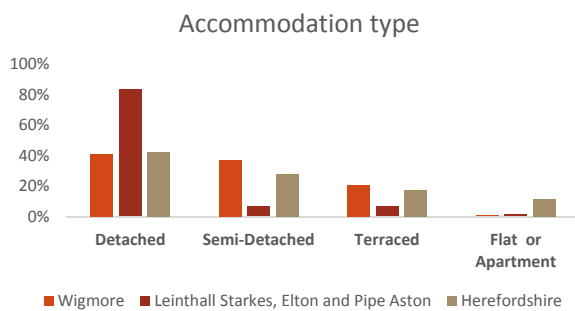


Figure 4. Accommodation Tenure

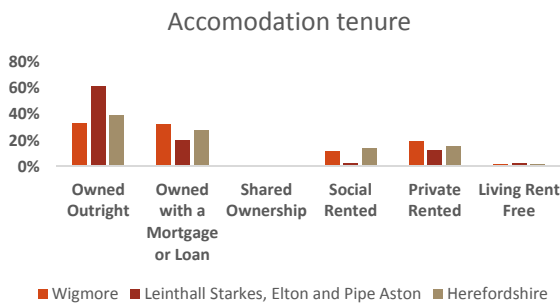
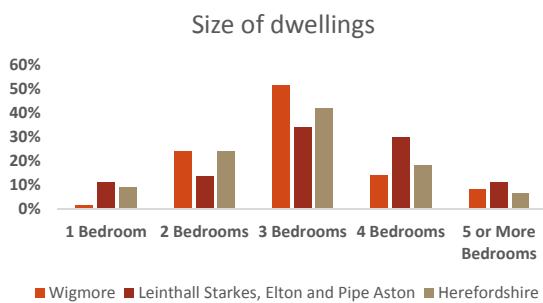


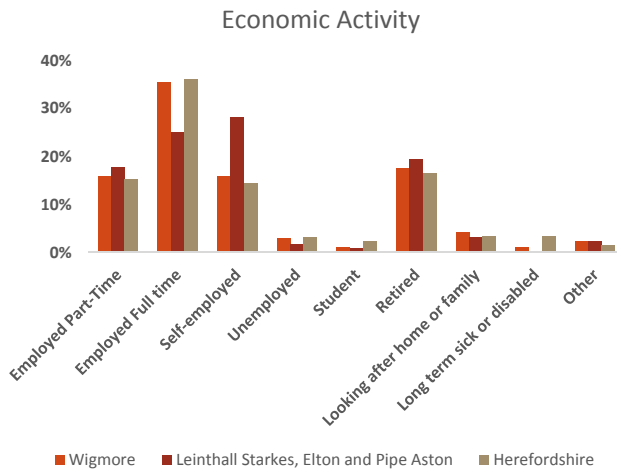
Figure 5. Accommodation size



Economic Activity

3.378 In Wigmore, 71.3% of residents aged between 16 and 74 are economically active, which is similar Herefordshire as a whole. In Leinthall Starkes, Elton and Pipe Aston 73.4% of residents are economically active.

Figure 6. Economic Activity



Education and Qualifications

3.389 Of residents aged over 16, 19.8% of Wigmore residents and 19.9% of residents of Leinthall Starkes, Elton and Pipe Aston have no qualification. However, this is below the Herefordshire average of 22.9%.

3.3940 Of residents aged over 16, in Wigmore 32.4% and in Leinthall Starkes, Elton and Pipe Aston 34.8% have achieved a level 4/5 qualification or above. This compares to 27.5% in Herefordshire.

Car Ownership and travel to work

3.404 8.6% of households in Wigmore, and 2.7% in Leinthall Starkes, Elton and Pipe Aston do not own a car or van, compared to 16.4% in Herefordshire. 51.2% of Wigmore residents drive a car or van to work, compared to 42.7% in Leinthall Starkes, Elton and Pipe Aston and 42.4% in Herefordshire. 7.3% of Wigmore residents and 16.9% of residents in Leinthall Starkes, Elton and Pipe Aston work from home.

Health

3.412 82.6% of residents in Wigmore, and 83.3% in Leinthall Starkes, Elton and Pipe Aston define their health and good or very good. 0.1% in Wigmore and 1.2% in Leinthall Starkes, Elton and Pipe Aston define their health as very bad.

Natural Environment

3.423 The Natural England National Character Area (NCA) classification identifies the Wigmore Group of parishes as within NCA 98: *Clun and North West Herefordshire Hills*. It defines the key characteristics of the landscape as follows:

- This is an undulating, tranquil, rural area, divided by the narrow valleys of the River Clun and River Teme. The steep-sided, shallow-domed hills of Clun Forest are similar in character

to the Welsh hills. Small, wooded, enclosed upper valleys broaden to flat-bottomed, farmed lower valleys.

- The area is composed of two distinctive geological regions as a result of earth movements along the Church Stretton Fault, which runs diagonally south-westwards through the NCA. To the north-west, the deep-water deposits of the Silurian Period give rise to a dissected plateau with glacially deepened valleys running eastwards out of Wales. To the southeast, the shallow water deposits are characterised by a continuation of the dip-and-scarp topography of the adjacent Shropshire Hills NCA. The landscape expression of these geological differences epitomises the transition eastwards from upland to lowland Britain.
- Cool climate, high rainfall and acidic brown earth soils give rise to moorland vegetation in the uplands, while arable cultivation is carried out on lower slopes, where the soils are silty but free-draining.
- The main rivers in the NCA are the east-flowing rivers Teme and Lugg. The rivers Redlake, Clun, Unk and Kemp flow south-eastwards, meeting to form flood plains of alluvial sands and silts. Many watercourses are 'unimproved', retaining a great deal of physical and biological diversity, and are noted for their high-water quality and associated riparian habitat. They provide important habitats for species such as Atlantic salmon, freshwater pearl mussel and dipper.
- Well wooded area with semi-natural woodland, upland oak and wet woodland, especially on steep valley slopes. Ancient woodland and Plantations on Ancient Woodland Sites are important features. Woodland habitats hold important assemblages of nationally declining bird species, including wood warbler, pied flycatcher, redstart and tree pipit. The straight edges of large, conifer plantations contrast with the remnant, ancient, semi-natural woodland.
- Ancient wood pasture and parkland is extensive and an important habitat, with fine specimens of veteran trees in unimproved pasture supporting nationally rare lichens and insects such as scarlet longhorn beetle and high brown fritillary.
- Moorland, extensive areas of unimproved semi-natural grassland, purple moor-grass, rush pasture and lowland flood plain grazing marsh can be found across the area.
- Irregular field patterns in valleys and around settlements contrast with large, rectilinear fields on higher ground.
- A Welsh settlement pattern of isolated farmsteads, small fields and Welsh farm names in the uplands contrasts with nucleated villages, castles, and English and anglicised names in the valleys.
- The area holds a large number of heritage features from Offa's Dyke to iron-age hill forts, castles and the conical mounds of mottes and planned boroughs on the eastern edge.
- The NCA offers an extensive network of rights of way and open access land, as well as the Offa's Dyke National Trail. There are a number of other local trails such as the Herefordshire Trail, Mortimer Trail, Shropshire Way and Jack Mytton Way.

1.34 In the Herefordshire Council's Landscape Character Assessment document 2004 (LCA) the parishes of Elton and Pipe Aston are described as having two main landscape types:

1.6 Principle wooded hills

1.21 Principle settled farmlands

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This landscape type is informed by the underlying geology. Silurian limestone, which rises to steep slopes giving way to wide valley bottoms. The steep slopes are often wooded, dense wooded cover, often of ancient semi natural woodland, which interlinks across the valley sides linked by hedges and farmland. Their longevity means that they have a high conservation value, even in the smaller parcels that have been replanted by more productive forestry species. The woods frame the farmland and wood pasture in between.

The valleys have a gently rolling nature, sparsely populated with farmsteads at intervals as well as the two modern day settlements of Elton and Pipe Aston. Field size and use is very varied, grazing, arable, and they are well linked by hedges, significant hedgerow trees, small streams that feed into the river Teme and small winding lanes. The landscape has a 'notably domestic character' (LCA) and significantly includes orchard, historic farm buildings, wood pasture, historic parkland and meadows incorporated into the farmland pattern of scattered settlements and farms.

This settled feel, the blend of diverse natural landscape with the working landscape of farming and forests gives it a strongly tranquil and quiet quality. Together with its historic significance it makes the character important for the green tourism enterprises based here.

3.445 There are six Sites of Special Scientific Interest (SSSIs) within or adjacent to the Wigmore Group designated neighbourhood area. Four are important geological sites, the other two being designed for their biological importance:

- *Elton Lane Cutting* (a classic geological section in the Ludlow Series of the Silurian)
- *Mortimer Forest* (an exceptionally important geological site for displaying sections through Wenlock and Ludlow Series rocks)
- *Burrington Sections* (rock outcrops providing important exposures of the top of the Coalbrookdale Formation and the overlying Wenlock Limestone - a key reference area for study of the Silurian geological System)
- *Burrington Farm Stream Sections* (a key section in the Ludlow Series Elton Beds geological formation)
- *Burrington Meadows* (damp marshy permanent pasture bounded by scrub and drier neutral grassland: a good example of a species rich, sedge dominated grassland, a type which is becoming increasingly rare)
- *River Teme* (the river channel is of special interest as a representative, near-natural and biologically-rich river type associated with sandstone and mudstones. These attributes and the river's high water quality support significant river plant, fish and invertebrate communities and other populations). [Water from the area flows into the nearby Downton Gorge SSSI](#)

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3.456 There are also a number of Local Wildlife Sites and Regionally Important Geological Sites (RIGS) in the Wigmore Group Parishes area.

3.467 There are also many areas of ancient woodland in the Wigmore Group Parishes area, such as **Wigmore Rolls, Barnett Wood, Hall Wood, Kingacre Wood and Mortimer Forest.**

3.478 The Wigmore Group area, around the Wigmore village, has a large area of land designated as Flood Zone 3 in the floodplain of the River Teme (Map 2).

Map 2. Flood Risk Areas in Wigmore Group area



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Historic Environment

- 3.489 There is a wealth of heritage assets in the Wigmore Group area. Wigmore parish has 38 Listed Buildings (3 Grade I, 1 Grade II*, 34 Grade II), and 1 Scheduled Monument. In addition, the historic core of Wigmore is designated as a Conservation Area.
- 3.4950 Leinthall Starkes parish has 1 Grade II* Listed Building and 4 Grade II Listed Buildings.
- 3.504 Elton parish has 12 Grade II Listed Buildings.
- 3.512 Pipe Aston parish has 1 Grade I Listed Building, 3 Grade II Listed Buildings and 1 Scheduled Monument.
- 3.523 A list of the Listed Buildings and Scheduled Monuments is provided in Appendix B.

4. Key issues for the Wigmore Group Neighbourhood Plan

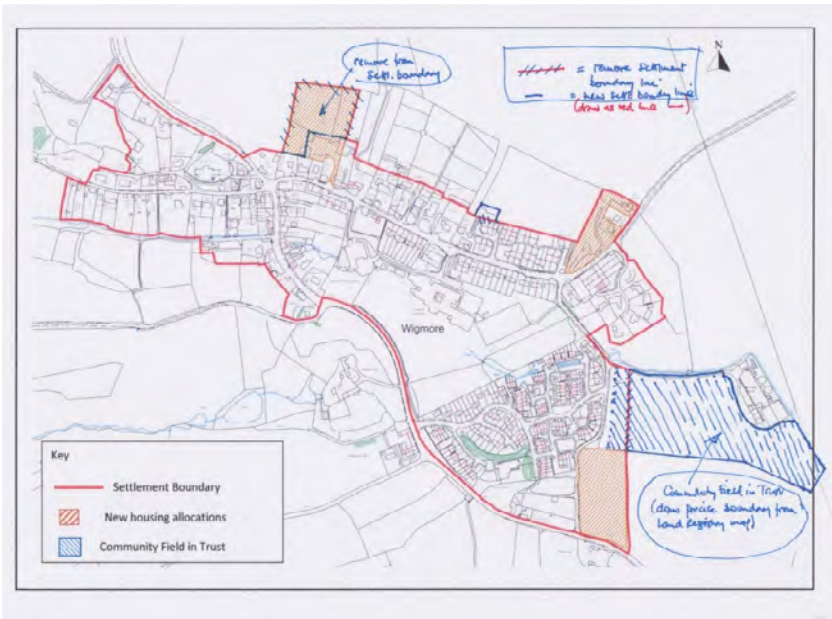
Herefordshire Planning Policy

- 4.1 Herefordshire Council's strategic planning policy is now contained in the Herefordshire Core Strategy.
- 4.2 Following the adoption of the Herefordshire Core Strategy on 16 October 2015, as the strategic planning policy, the Wigmore village settlement boundary became obsolete. The Core Strategy does not identify a new settlement boundary for Wigmore but sets out a development strategy for Herefordshire and Wigmore's place within that strategy.
- 4.3 Across Herefordshire's rural areas these main focal points will have to provide for a minimum of 5,300 new dwellings over the plan period of 2011-2031. Within the Leominster Housing Market Area (HMA), a minimum of 730 dwellings will have to be provided over this period. The Herefordshire Core Strategy sets a growth target for the Leominster Rural HMA of 14%.
- 4.4 The Wigmore Group Neighbourhood Development Plan is guided by the key principles identified in Policy RA2 of the Herefordshire Core Strategy. Wigmore is identified as being the hub of the group of Parishes, having all common services (e.g. Village Hall, community shop, mobile post office, leisure facilities, garage and a limited bus service). Residents of Lilon and Pipe Aston also use facilities in the nearby market town of Ludlow as being equally convenient and extensive.
- 4.5 Within the Herefordshire Core Strategy, Policy RA1 identifies Wigmore as a settlement which will be the main focus of proportionate housing development, and Leinthall Starkes as a settlement where proportionate housing is appropriate.
- 4.6 The Wigmore Group Parish Council has considered it expedient to establish a settlement boundary for both these settlements (Wigmore and Leinthall Starkes) in order to ensure future development is sustainable.
- 4.7 The settlement boundaries (Maps 3 and 4) have been defined taking into account the criteria set out in Neighbourhood Development Plan Guidance Note 20 (*Guide to Settlement Boundaries*). Specifically, the boundaries have been set so that they are:
- consistent with the largely linear settlement forms of the historic parts of the villages;
 - are at the edge of the built-up areas of the villages, but excluding some large gardens;
 - take into account the locations of recent developments and existing planning permissions;
 - include the areas of land allocated in this Neighbourhood Development Plan for future housing in Wigmore;
 - include sufficient land in Leinthall Starkes to allow for its future proportionate housing allocation;
 - follow, as far as possible, physical features such as roads, and garden and field boundaries; and
 - include amenity areas, including the community Field in Trust adjoining Bury Lane, Wigmore, and Wigmore School grounds.
- 4.8 Settlement boundaries have been set also to take into account the local topography, including flood risk areas (see Map 2) and landscape slopes and valleys.
- 4.9 The community field which adjoins Bury Lane in Wigmore is registered with Fields in Trust as community land. This has also been registered as such with the Land Registry. The western boundary of the Fields in Trust land has been set back from Bury Lane because the Parish Council

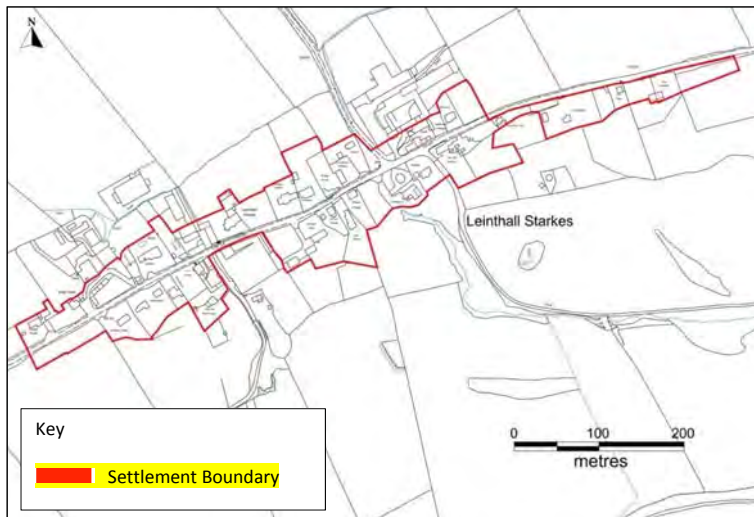
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may wish to widen Bury Lane at some stage in the future to relieve the traffic flow through the village (mainly due to school traffic issues – see also paragraph 6.3.4)

Map 3. Wigmore Settlement Boundary and proposed housing allocations [Nick. Redrawn map needs to show new Moor View brownfield area, new build north of 4 Glen View, and all of the Community Field as per the Land Registry plan]



Map 4. Leinthall Starkes Settlement Boundary



Locally Identified Issues

- 4.10 As well as all the national and local planning policy issues that the Wigmore Group Neighbourhood Plan must take into account, there are also a number of issues that have been identified locally, including through the work of the Wigmore Neighbourhood Plan Steering Group and the consultations and surveys that have taken place during the development of the Draft Plan.
- 4.11 This work has identified the following issues from the survey carried out in mid 2013 which need to be addressed, as far as is possible:
- Problems with traffic speeds, limited parking and the need for improvements to existing roads;
 - Improving tourism facilities in the area;
 - Improving community buildings and facilities in the area;
 - Improvements to the local environment;
 - Improving footpaths/cycleways and expansion of the network;
 - Improving signage to villages;
 - Improving poor transport links, including the bus services;
 - Improving employment opportunities;
 - Addressing issues with Wigmore school and transport/parking;
 - The lack of “mid-range” housing; and
 - The lack of “things to do”

A particular concern has been expressed by residents about the volume and speed of traffic on minor roads in the parishes (often with sharp bends), which are also used by walkers, cyclists and horse riders as well as, necessarily, by agricultural vehicles.

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- 4.12 The WGPC considers that all these issues above are still pertinent in 2018. No other major emerging issues have been drawn to the WGPC’s attention.

Environmental issues and constraints

- 4.13 As well as planning policy and locally identified issues, Wigmore needs to take account of a number of environmental issues and constraints.
- 4.14 In addition to the six Sites of Special Scientific Interest (SSSIs) listed in paragraph 3.38 above, there are other areas of environmental importance in the Wigmore Group area.
- 4.15 A Local Wildlife Site (Parky Meadow – a wet meadow, formerly burgage land), managed by Herefordshire Nature Trust, is located in Wigmore Vale just to the north of Wigmore village.
- 4.16 Herefordshire Council has entered into a number of management agreements under Section 39 of the Wildlife and Countryside Act 1981 with owners of key nature conservation sites. These provide an effective way of sustaining and enhancing the wildlife value of these sites.
- 4.17 Regionally Important Geological Sites (RIGS) are continuing to be identified by the Herefordshire and Worcestershire Earth Heritage Trust. These geological and geomorphological sites are considered worthy of protection for their educational, scientific, historical and aesthetic importance. They are



a unique natural heritage, providing a record of past biodiversity, climatic conditions and environmental processes. There is a RIGS located to the west of Wigmore village within the site of the Scheduled Ancient Monument.

4.18 The various designations of these sites mean the Neighbourhood Plan must take account of them by ensuring that a Strategic Environmental Assessment is produced, to ensure that the Plan will not have any adverse impacts on these sites. This is undertaken by Herefordshire Council in consultation with the relevant bodies.

4.19 The Group of parishes also contains part of Mortimer Forest, an important community asset. The forest is an ecologically important area which is home to a number of rare and endangered species, including the unique long-haired fallow deer, wood white butterfly, great crested newts, hazel dormice, several red-listed species of birds and many species of bats.

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5. Aims, Vision and Objectives of the Wigmore Group Neighbourhood Plan

Aims

5.1 Our aims for the Wigmore Group Neighbourhood Plan are to:

- Retain and protect the distinct character of the Wigmore Group Parishes;
- Develop the Wigmore Group Parishes as more sustainable settlements, providing a better range of services and increased local employment opportunities;
- Respond to the housing needs of our residents by sympathetic, organic and relevant growth; and
- Enhance and protect all aspects of our peaceful rural environment and its economy;
- Safeguard the especial character of the built and natural landscape in a balanced and harmonious manner without distortion from any one activity or development type.

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Sustainable development for the whole community

Sustainable development is about positive growth – linking planned social, economic and environmental progress for present and future generations.

The Wigmore Group Neighbourhood Development Plan follows the guiding principles of the UK National Planning Policy Framework (see Appendix A) and Sustainable Development Strategy, 'Securing the Future': Its key points concerning the three elements of sustainable development are:

Social – Promoting the creation of robust communities with homes, jobs and facilities to enable residents of every age to enjoy security and well-being.

Economic - Promoting measures for attracting employers and working families to the Wigmore Group area, to create healthy supply and demand within the local economy.

Environmental - Promoting movement towards a lower-carbon economy including enhancement of our natural, built and historic environment; high standards of energy conservation and the use of renewable energy; local food production; **water conservation**; and paths/cycleways to enable less use of cars.

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These three elements together set out what sustainability is in planning terms.

5.2 Our over-arching aim is to ensure that development in the Wigmore Group Parishes is genuinely sustainable and resilient for the future, enabling people of all ages to pull together towards the future, in communities that are fit for living, working and playing.

Vision

Either – based on para. 5.2 text:

In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future, enabling people of all ages to pull together, in communities that are fit for living, working and playing

OR

Based on Plan content/statements of Wigmore Plan, and derived from Visions in other adopted Plans:

In 2031 to have a flourishing community with the **best rural nature of all four parishes maintained, providing an environment in which residents enjoy living, working and playing and which is attractive to tourists **and visitors****

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OR

Alan's suggestion:

In 2031 for the Wigmore Group Parishes to be genuinely sustainable and resilient for the future with the rural nature of all four parishes maintained, providing an environment in which residents enjoy living, working and playing and which is welcoming and attractive to visitors and tourists

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Objectives

5.3 To achieve these aims we have identified the following six Objectives for the Wigmore Group Neighbourhood Plan:

OBJECTIVE 1: To ensure that the Wigmore Group Neighbourhood Development Plan promotes sustainable development for this and future generations by protecting key environmental assets (including greenspaces, landscapes, wildlife habitats, heritage assets and their settings and the Wigmore Conservation Area), conserving and safeguarding essential natural resources (e.g. water supplies) and taking account of constraints (e.g. flooding).

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OBJECTIVE 2: To promote a level of housing growth that is proportionate to the size of Wigmore village.

OBJECTIVE 3: To ensure that new housing in the group of parishes, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.

OBJECTIVE 4: To maintain the existing character of the group of parishes including their landscape whilst allowing appropriate limited development, and by protecting and improving existing facilities and services.

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OBJECTIVE 5: To ensure that future development in the area reflects the existing styles of buildings and is sympathetic with local traditional building styles.

OBJECTIVE 6: To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistently with maintaining the character of the area and policy 14 of the Herefordshire Core Strategy.

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6. Policies and Proposals

This section of the Wigmore Neighbourhood Development Plan sets out the policies and proposals that will be used up to 2031 to achieve our aims, vision and objectives. Each policy, or set of policies, is set out under the relevant Objective, with background/justification and local evidence provided for each policy.

6.1 Natural Environment

OBJECTIVE 1

To ensure that the Wigmore Group Neighbourhood Development Plan promotes sustainable development for this and future generations by protecting key environmental assets (including greenspaces, landscapes, wildlife habitats, heritage assets and their settings and the Wigmore Conservation Area), conserving and safeguarding essential natural resources (e.g. water supplies) and taking account of constraints (e.g. flooding)

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POLICY WG1

PROTECTING AND ENHANCING LOCAL LANDSCAPE CHARACTER

So as to ensure fully that the historic landscape settings of the Wigmore Group villages are maintained and developed sustainably for future generations, ensure that:

- a. All heritage assets and their landscape settings are fully maintained;
- b. The Wigmore Conservation Area is fully maintained and enhanced.

the untrammelled natural landscapes, wildlife, historic buildings and quiet seclusion of the parishes is maintained

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Development proposals will be supported only where they take account of the following landscape design principles:

- c. Preserve and not significantly detract from locally significant views (including those identified on Maps 5 and 6) that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land). Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
- d. Enhance the existing development form of scattered villages, hamlets and farmsteads within the wider setting of the area .
- e. Conserve Local landscape features.
- f. Ensure that there is no enhanced risk of indirect downstream water quality impacts on the River Teme and Downton Gorge nationally and internationally important conservation areas.
- g. Incorporate mature and established trees into future landscaping schemes, where possible.
- h. Preserve and enhance local habitats and wildlife corridors, particularly for rare and endangered species. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.
- i. Design and deliver high quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.
- j. Retain existing field patterns and boundaries, including low hedgerows and sparse tree cover.

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Map 5. Wigmore Conservation Area



POLICY WG2

DARK SKIES

To minimise light pollution and to maintain the character and views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- They have undertaken an assessment of the need for lighting and can demonstrate need; and
- The nature of the proposed lighting is appropriate for its use and location. The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas.

Proposals that have a detrimental impact on the established character of the key settlements and surrounding landscape will not be acceptable. Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available.

It is recognised that many traditional buildings may have 'significant openings' where internal lighting will be a natural consequence.

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Background/Justification

- 6.1.1 Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives:
- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
 - conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
 - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
 - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.
- 6.1.2 The government's National Planning Policy Framework, section 12. *Conserving and enhancing the historic environment*, paragraph 132, states:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

- 6.1.3 Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:
1. Identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
 2. Provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
 3. Integration with, and connection to, the surrounding green infrastructure network.
- 6.1.4 Policy SS6 of the Herefordshire Core Strategy requires that:
- “Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations.”*
- 6.1.5 Policy LD4 of the Herefordshire Core Strategy requires that:
- “Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives: the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;”*
- 6.1.6 Policy SD3 of the Herefordshire Core Strategy states, concerning sustainable water management and water resources, states that:
- “Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.”*
- 6.1.7 Policy SD4 of the Herefordshire Core Strategy, on waste water treatment and water quality, states that:
- “Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.”*
- 6.1.8 Other relevant Herefordshire Core Strategy policies include SS1 and LD2.
- 6.1.9 The locally significant views shown in Maps 6 and 7 provide examples of such views of the non-built landscape settings of the Wigmore Group villages. These are not an exclusive set of such views from locations freely accessible to the general public which are valued by the local community. Furthermore, there are also many locally significant views of buildings in their village settings.

~~6.1.10 In 2012 the CPRE issued a report entitled “A New AONB in the Marches”. The purpose of this was to stimulate consideration of further AONB designation in Herefordshire. The report focuses on the uplands of West Herefordshire where CPRE believes that the case for further designation is strongest and longest standing. The outcome of the report was that Natural England included the proposal in a shortlist of new or extended designations to be assessed as their resources allowed. This was foreseen to be in 2018/19. The Wigmore Group of parishes lies in this area. It is therefore undoubtedly a valued landscape. Protecting and enhancing this national asset should be given highest priority.~~

Local Evidence

- 6.1.10 The 2013 Questionnaire results indicated that a pleasant environment is important to the community. The Regulation 14 consultation responses strongly reinforced the great importance to

the community of the character of the built villages' environment, their historic landscape settings and the maintenance and enhancement of the Wigmore Conservation Area.

Map 6. Locally significant views - Wigmore



Photo credits: Views A & E: © Nick Davidson; Views B & C © Bryan Casbourne; View D © ??Alan Dowdy.

Map 7. Locally significant views – Leinthall Starks [Nick note: Not major but should delete the "E" by the arrow on the map]



Photo credit: © Alan Dowdy

6.2 Housing

OBJECTIVE 2

To promote a level of housing growth that is proportionate to the size of Wigmore village.

OBJECTIVE 3

To ensure that new housing in the group of parishes, is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the village and parish in a suitable home, families are attracted to the area, and local housing needs are met.

POLICY WG3

NEW HOUSING DEVELOPMENT IN WIGMORE

Proposals for new housing development within the settlement boundary (Map 3) of Wigmore village will be supported, where the proposed development satisfies the following criteria:

- a. Is small scale development comprising of a group of no more than 11 dwellings;
- b. Is located on an infill site within the settlement boundary;
- c. Maintains an appropriate density in keeping with the context of the immediate surrounding area;
- d. Gives priority to the use of previously developed land and/or the conversion of existing buildings;
- e. Provides appropriate residential amenity for future occupiers (not located adjacent to noise or nuisance generating agricultural, industrial or commercial activities);
- f. Reflects the size, role and function of the village and relates well to the existing layout of the village;
- g. Is of a high standard of design in accordance with Policies WG1 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- h. Demonstrates an appropriate mix of dwelling sizes and types including affordable housing, where possible to meet local housing needs;
- i. Ensures appropriate and safe access can be achieved from the existing highway network;
- j. Does not lead to the loss of existing community facilities, or local green space;
- k. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide;
- l. Does not lead to the loss of local employment opportunities, including tourism; and
- m. Is not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere.

Proposals for development outside of the settlement boundary will only be supported in accordance with the relevant Herefordshire Council policies.

POLICY WG4

NEW HOUSING DEVELOPMENT IN LEINTHALL STARKES

In order to retain the rural character of the settlement of Leinthall Starkes, proposals for new housing will be considered within the settlement boundary (Map 4), and subject to the following criteria:

- a. Located on an infill site within the settlement boundary;
- b. Small scale development comprising not more than [Alan suggestion] three or four single detached dwellings on individual plots in the context of the existing settlement;
- c. Maintains an appropriate density in context with the immediate surrounding area;
- d. Ensures appropriate and safe access can be achieved;
- e. Provides appropriate residential amenity for future occupiers (not located adjacent to noise or nuisance generating agricultural, industrial or commercial activities);
- f. Is of a high standard of design in accordance with Policies WG1 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- g. Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes, where possible, to meet local housing needs; and
- h. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide.

Proposals for development outside of the settlement boundary will only be supported in accordance with the relevant Herefordshire Council policies.

POLICY WG5

ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF NEW DWELLINGS

All proposals for new housing development will have to demonstrate how they contribute to maintaining an appropriate mix of tenures, types and size of dwellings in the Parish. In particular, smaller dwellings of one or two bedrooms will be encouraged in order to even out the size range of dwellings available in the Parish.

6.2.1 For the purposes of policies WG3 and WG4, "infill" is defined as:

- development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and
- development within the settlement which does not involve outward extension of that area; and
- development of the site is a complete scheme and not the first stage of a larger development.

Background/Justification

- 6.2.2 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Leominster Rural HMA a minimum of 730 dwellings will be required over the plan period and villages should have a target of 14% growth.
- 6.2.3 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the 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 of the Core Strategy. 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.
- 6.2.4 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 369 dwellings. Applying the housing growth target of 14% for the plan period, the Wigmore Group Parishes is required to find in the region of 52 dwellings.
- 6.2.5 However, planning completions and commitments as at May 2018 account for 20 dwellings in total as detailed in Table 1 below.
- 6.2.6 Therefore, a figure of in the region of 32 dwellings need to be accounted for within this Neighbourhood Plan.
- 6.2.7 Following the Regulation 14 consultation held early 2017, the WGPC was notified of four potential sites in Wigmore where landowners may wish in the future to make an application for housing development. All four were adjacent to the earlier settlement boundary that was proposed at that time. However, of the four sites proposed, one adjacent to the A4110 north of the village has been ruled out because of major access issues, including being safely accessible only by vehicle. Another site proposed (Moor View) lies within the Wigmore Conservation Area.
- 6.2.8 Following further consideration, it was agreed by the WGPC that the Wigmore village settlement boundary could be extended to include two of these sites and part of a third site within the revised settlement boundary shown in Map 3, without breaching the criteria set out NDP Guidance Note 20.
- 6.2.9 These areas are shown on Map 3 and are as follows:
1. Part of Perrys Field measuring 1 hectare in size. The proposal is that this site will be developed in two phases, each phase to be of 11 houses. This development will allow for the widening of Bury Lane. Total 22 dwellings.
 2. Land at Ford Street to the north-east of the village, comprising an area of 0.55 ha, allowing for a potential capacity of 10 dwellings.
 3. Brownfield land at Moor View, Ford Street to the north of the village measuring 0.30 ha in size allowing for a potential capacity for four to six dwellings. The original proposal was for approximately 1 hectare including both the brownfield area and adjacent greenfield land. However, this site lies wholly within the Wigmore Conservation Area and development of this greenfield area was strongly considered to be a major and unacceptable incursion into the historic landscape setting of Wigmore and its listed buildings and would have breached the requirement to maintain and enhance the Conservation Area. Sensitive development of the brownfield part of the Moor View site can be considered an enhancement of that part of the Conservation Area.
- 6.2.10 For the Moor View brownfield site, the type of dwellings considered should minimise the visual impact within the historic landscape setting of the village and its significant views, and so as to maintain and enhance the Conservation Area.

6.2.11 The inclusion of these sites within the settlement boundary does not imply that WGPC has made any decision in relation to the granting of planning permission.

6.2.12 The Leinthall Starkes settlement boundary has been loosely drawn to allow for the development of a further three dwellings over the plan period in the context of the form and size of the existing village.

6.2.13 In total these Wigmore and Leinthall Starkes allocations envisage 39-41 dwellings, in excess of the required 32 dwellings.

Table 1. Planning completions and commitments (as at May 2018)

Village	Address	Description	Number of dwellings
Completions			
Elton	Marlbrook Hall, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HR	Conversion of redundant farm building to form six houses.	6
Leinthall Starkes	Limebrook Farm, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HP	Erection of 3-bedroom detached local needs dwelling, single garage and; attached woodstore and repositioning of existing field access.	1
Wigmore	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshire SY7 0EF	Proposed conversion and alterations to create two dwellings	2
Leinthall Starkes	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	Proposed dwelling to replace mobile home, garage & foaling box.	1
Leinthall Starkes	Lane Cottage, Leinthall Starkes, SY8 2HP	Previously derelict & unoccupied house since 1970's. Now renovated	1
Total			11
Commitments			
Wigmore	Pear Tree Farm, Wigmore, Herefordshire, HR6 9UR	Proposed residential development of four detached houses.	4
Wigmore	Land at Wigmore Hall, Wigmore, Leominster, Herefordshire, HR6 9UL	Conversion of redundant buildings to form a single dwelling.	1
Wigmore	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire, HR6 9VA	Proposed demolition of an outbuilding and erection of a single; detached dwelling house.	1
Wigmore	4 Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Erection of single detached dwelling and garage	1
Leinthall Starkes	The Stables, Leinthall Starkes, Herefordshire, SY8 2HP	Proposed conversion of redundant stable building into a two bed; residential dwelling.	1
Leinthall Starkes	Land East of Brooklyn, Leinthall Starkes, SY8 2HP	Proposed erection of a single detached dwelling with associated driveway & gardens	1
Total			9

6.2.14 The Core Strategy identifies Wigmore as being the settlement which will be the main focus of proportionate housing development, with Leinthall Starkes being identified as the other settlement within the parish where proportionate housing is appropriate.

6.2.15 Other relevant Herefordshire Core Strategy Policies are SS1, RA3, RA4, RA5, H1 and H2.

Local Evidence

6.2.16 A key issue arising out of the questionnaire survey carried out in 2013 is that further development should reflect the existing size and function of the village of Wigmore, in addition to there already being a significant level of affordable housing in Wigmore grouped on Kings Meadow. In response to the questionnaire the community expressed a wish to limit the number of houses in a single group and suggested a maximum of six. However, given the number of houses that have to be accounted for in this development plan period and also in accordance with the ministerial advice that more than 10 houses are required before affordable housing policies can apply, the WGPC have set this maximum at 11 houses. This would be in keeping with the character of the village and would result in achieving the required growth.

6.2.17 Many Consultation responses to the Regulation 14 WNDP housing allocation proposals were strongly opposed to the allocation of the greenfield part of the Moor View site. This was particularly, but not only, in relation to it being a major incursion into the Wigmore Conservation Area and that it would seriously damage the historic landscape setting of the village, its Scheduled Ancient Monument and its Grades I and II listed buildings. Such an allocation would contravene Policy WG9.

6.2.18 The WGPC agrees that Wigmore is the hub of the Wigmore Group of parishes; having all common services (e.g. Village Hall, Community Shop, mobile Post Office, leisure facilities and a garage). It is essential any future development recognises and reflects this function, and the village develops accordingly.

6.2.19 Any future development will provide housing in sizes, types and tenures in accordance with local needs, as determined by the most up-to-date housing needs survey or other evidence available. The 2011 Census figures for tenures, types and sizes are included in Figures 3, 4 and 5 in Section 3.

6.3 Community Facilities

OBJECTIVE 4

To maintain the existing character of the group of parishes including their landscapes whilst allowing appropriate limited development, and by protecting and improving existing facilities and services

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POLICY WG6

WIGMORE VILLAGE

The role of Wigmore village will be enhanced by protecting valuable community services and facilities. When considering planning applications, there will be a presumption in favour of the protection of existing facilities and the character of the area

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The proposed re-use of local community facilities will only be permitted for other health, education or community type uses.

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities, and
- b. Such sites should be accessible by public transport, walking and cycling and have adequate car parking.
- c. Satisfactory evidence is produced that there is no longer a need for the facility; or
- d. Satisfactory evidence is produced to demonstrate that the existing use is not viable and that there are no viable alternative economic or community uses.

Proposals for new, and improvements to existing, community facilities are acceptable provided that:

- e. The site is, wherever possible, adjacent to or within Wigmore settlement boundary;
- f. Where possible proposals should integrate with and enhance existing services;
- g. The site is accessible by walking, and cycling, and by public transport (if available);
- h. Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- i. The proposal would not have an adverse effect on neighbouring residential amenity by way of noise or nuisance.

POLICY WG7

WIGMORE SCHOOL

There will be a presumption in favour of the protection of existing education facilities in Wigmore village.

Further expansion of the school will be supported where it meets the following criteria:

- a. Is of a high standard of design in accordance with Policies WG1, 2 and 9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- b. Is not at significant risk of flooding and it can demonstrate it will not increase the risk of flooding elsewhere;
- c. Does not have an unacceptable impact on traffic; and
- d. Does not have an adverse effect on neighbouring residential amenity.

Background/Justification

6.3.1 Policy SC1 of the Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

6.3.2 In addition, the Herefordshire Core Strategy states that the provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals of greater than 1000 square metres of floor space or the equivalent of 15 or more full-time employees; or
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

Local Evidence

6.3.3 The 2013 Questionnaire survey results indicated that local services were important to the community. Wigmore School is seen as making important contribution to the village.

6.3.4 However, there are widespread concerns in the community, including for pedestrians and cyclists, relating to school traffic congestion, especially at the entrance to Ford Street between The Oak and Queens House where the road is particularly narrow. Local parents have problems walking their children to school as it is extremely dangerous when the school buses drive through as there is simply no room: the buses only just fit through. Cyclists face the same issue. The volume of traffic is steadily increasing, which not only exacerbates the congestion issue but also pollution from car and bus emissions, in particular the elderly school diesel buses. As there is no designated off-road parking area for parents dropping off or picking up their children, they have to park in Ford Street. This is a particular problem in the afternoon when Ford Street becomes almost impassable.



Local businesses: Leinthall Starks, Pipe Aston & Elton



6.4 Design & Heritage

OBJECTIVE 5

To ensure that future development in the area reflects the existing styles of buildings and is sympathetic with local traditional building styles.

POLICY WG8

DESIGN OF DEVELOPMENT IN THE WIGMORE GROUP PARISHES

All new development will be expected to enhance the positive attributes of the villages and local design features.

Development will not be supported where it has a detrimental impact on the character of the area in which it is located.

New development within the designated Neighbourhood Plan area will be supported when it meets the following criteria:

- a. Demonstrates consideration has been given to the use of brownfield sites or the conversion of existing buildings;
- b. Is capable of being connected to essential infrastructure with services with capacity;
- c. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- d. Does not have an adverse effect on the safe and efficient operation of the existing highway network;
- e. Does not lead to the loss of existing community facilities, or local green space;
- f. Makes a contribution to local identity, and sense of place;
- g. Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in the context of surrounding buildings, spaces, and other features of the street scene;
- h. Uses, and where appropriate re-uses, local and traditional materials where possible;
- i. Ensures sufficient parking is provided on site in accordance with Herefordshire Council's Highway Design Guide;
- j. Is designed to high energy efficiency standards;
- k. Incorporates sustainable urban drainage systems (SUDS); and
- l. In landscaping uses plant species native to Herefordshire.

Proposals regarding self-build and custom-build housing are supported provided they meet all other necessary criteria.

POLICY WG9

DESIGN OF DEVELOPMENT IN THE WIGMORE CONSERVATION AREA

Within the Wigmore conservation area development will not be supported where it has a detrimental impact on the setting of a heritage asset or the character of the Wigmore Conservation Area. In addition to the criteria in Policy WG8, new development within the Conservation Area will be supported when it meets the following criteria:

- a. Maintains the historic pattern of the built form in the Conservation Area by respecting the historic layout associated with the evolution of the Conservation Area;
- b. Complements the scale, height and massing of the existing historic development in the context of the immediate surrounding area and the wider conservation area;
- c. Reflects the proportion of wall to opening found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing;
- d. Reinforces local identity by the use of the traditional materials, including timber-framed (black-and-white) buildings with stone and red brick, used in the Conservation Area; and
- e. Re-uses traditional buildings which contribute to townscape quality.

Traditional building styles in the Wigmore Conservation Area



Photos © Nick Davidson

Traditional building styles: Leinthall Starkes, Pipe Aston & Elton



Photos © Jano Rochefort, Nigel Rowley & Gill Bilbrough

Background/Justification

6.4.1 The National Planning Policy Framework, section 12. Conserving and enhancing the historic environment, paragraph 132 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

6.4.2 Policy SS6 of the Herefordshire Core Strategy states that:

“Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy.”

Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity;
- historic environment and heritage assets;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity and soils;
- physical resources, including minerals, management of waste, the water environment, renewable energy and energy conservation.

6.4.3 Policy LD4 of Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

6.4.4 Policy SS6 of the Herefordshire Core Strategy states that:

“Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition,

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proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy."

6.4.5 Other relevant Herefordshire Core Strategy policies are SS1 and LD1.

Local Evidence

6.4.6 The Questionnaire results indicated that a pleasant environment is important to the community. The Conservation Area is considered to be an asset to be maintained and enhanced, as was stressed by many responses to the 2018 Regulation 14 consultation.

6.4.7 There are a significant number of Listed Buildings within the Wigmore Group of Parishes. The protection and enhancement of these and their settings is an important issue for the community.

6.5 Local Employment

OBJECTIVE 6

To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistently with maintaining the character of the parishes and Policy E4 of the Herefordshire Core Strategy.

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POLICY WG10

PROMOTING LOCAL EMPLOYMENT AND TOURISM

New proposals for employment, tourism and working from home opportunities will be supported when they:

- a. Re-use brownfield land and/or conversion of existing buildings, where appropriate;
- b. Are of a high standard of design in accordance with Policies WG8 and WG9 (where relevant) and makes a positive contribution to the surrounding environment and landscape;
- c. Do not diminish heritage assets or their settings;
- d. Do not lead to the loss of existing community facilities, or green space;
- e. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere;
- f. Are located close to existing highways and do not give rise to a significant increase in traffic, particularly on minor roads; and
- g. Would not have an adverse effect on neighbouring residential amenity by way of noise, nuisance or water, air, soil and light pollution.

are of small scale and compatible with the character of the parishes and Policy E4. Large scale tourism developments are not considered appropriate because of the constraints set out in this plan.

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POLICY WG11

NEW COMMUNICATIONS TECHNOLOGIES

The development of new high-speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and, when appropriate, suitably camouflaged.

All new development will be required to make provision for high speed broadband and other communication networks.

POLICY WG11

NEW COMMUNICATIONS TECHNOLOGIES

The development of new high-speed broadband infrastructure to serve the Parish will be supported
All new development will be required to make provision for high speed broadband and other communication networks.

Background/Justification

6.5.1 Concerning the promotion of sustainable tourism and sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced, Historic England stresses that:

"..., the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development." (The Setting of Heritage Assets. Historic England Good Practice Advice in Planning Note 3 (Second Edition)).

6.5.2 Policy E1 of the Herefordshire Core Strategy states that the focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.

Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- the proposal is appropriate in terms of its connectivity, scale, design and size;
- the proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- the proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

6.5.3 Policy RA6 of the Herefordshire Core Strategy relates to the rural economy and states that employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small-scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;
- Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network; and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

6.5.44-3 Policy E4 of the Herefordshire Core Strategy contains the following relevant statements: Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilizing, conserving and enhancing the county's unique environmental and heritage assets and by recognizing the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

1. recognising the unique character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalizing on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of outstanding natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight.....
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, while having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and

By encouraging more overnight stays and associated expenditure, there is potential for revenue from tourism to make a greater contribution to the county's economic wellbeing. The provision of new accommodation and the enhancement of existing accommodation will help achieve this goal. Many visitors to the county come to enjoy the beautiful countryside and there is likely to be a demand for new facilities and accommodations associated with this. Whilst some small scale tourism associated development may be appropriate in rural areas, any significant new development for accommodation and facilities should be focused in Hereford and the market towns to maximize sustainable transport opportunities and to protect environmental amenity.

Notwithstanding the above, any new development should be compliant with all policies of the NDP and not result in demonstrable harm to interests of acknowledged importance so defined.

Other relevant Herefordshire Core Strategy policies include SS1, SS4, E2 and E3.

Local Evidence

6.4.54 The Questionnaire results indicated that local employment opportunities are important to the community, and that the encouragement of new employment opportunities and encouraging homeworking should be included in the Plan.

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Appendix A. National and Local Policies

National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references the NPPF makes to neighbourhood plans.

1. **Building a strong, competitive economy.**
2. **Ensuring the vitality of town centres**
3. **Supporting a prosperous rural economy**
4. **Promoting sustainable transport**
5. **Supporting high quality communications infrastructure**
6. **Delivering a wide choice of high quality homes**
7. **Requiring Good Design**
8. **Promoting healthy communities**
9. **Protecting green belt land**
10. **Meeting the challenge of climate change, flooding and coastal change**
11. **Conserving and enhancing the natural environment**
12. **Conserving and enhancing the historic environment**
13. **Facilitating the sustainable use of minerals**

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and

- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Herefordshire Core Strategy 2011-2031

The Herefordshire Core Strategy was adopted in 2015 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

The following policies are relevant to the Neighbourhood Plan

- SS1 – Presumption in favour of sustainable development**
- SS2 – Delivering new homes**
- SS4 – Movement and transportation**
- SS6 – Environmental quality and local distinctiveness**
- SS7 - Addressing climate change**

Place Shaping

- RA1 – Rural housing strategy**
- RA2 – Herefordshire’s villages**
- RA3 – Herefordshire’s countryside**
- RA4 – Agricultural Forestry and rural enterprise dwellings**
- RA5 – Re-use of rural buildings**

General Policies

- H1 – Affordable housing – threshold and targets**
- H2 – Rural exception sites**
- H3 – Ensuring an appropriate range and mix of housing**
- H4 – Traveller sites**

SC1 Social and Community Facilities

- OS1 - Requirement for open space, sports and recreation facilities**
- OS2 – Meeting open space, sports and recreation needs**
- OS3 – Loss of open space, sports or recreation facilities**

- MT1 – Traffic management, highway safety and promoting active travel**

E1 - Employment provision
E2 – Redevelopment of existing employment land and buildings
E3 - Homeworking
E4 – Tourism

LD1 – Landscape and townscape
LD2 – Biodiversity and geodiversity
LD3 – Green infrastructure
LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency
SD3 – Sustainable water management and water resources
SD4 - Wastewater treatment and river water quality

Appendix B. Statutory Listed Buildings

This list was produced at the time of writing. Please check with Historic England for the most up to date information.

Wigmore

RUINS OF WIGMORE CASTLE

- List Entry Number: 1178673
- Heritage Category: Listing
- Grade: I
- Location: Ruins of Wigmore Castle, Wigmore.

CHURCH OF ST JAMES

- List Entry Number: 1178822
- Heritage Category: Listing
- Grade: I
- Location: Church of St James, Church Street, Wigmore.

CHAPEL FARMHOUSE

- List Entry Number: 1081779
- Heritage Category: Listing
- Grade: I
- Location: Chapel Farmhouse, Wigmore, Deerfold.

UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1081743
- Heritage Category: Listing
- Grade: II*
- Location: Upper Limebrook Farmhouse, Limebrook, Wigmore.

LODGE FARMHOUSE

- List Entry Number: 1081737
- Heritage Category: Listing
- Grade: II
- Location: Lodge Farmhouse, Deerfold, Wigmore.

QUEEN'S HOUSE

- List Entry Number: 1081738
- Heritage Category: Listing

- Grade: II
- Location: Queen's House, Ford Street, Wigmore.

FORD FARMHOUSE AND ADJOINING STABLE

- List Entry Number: 1081739
- Heritage Category: Listing
- Grade: II
- Location: Ford Farmhouse and adjoining Stable, Ford Street, Wigmore.

BARN ABOUT 5 YARDS WEST OF PLOUGH FARMHOUSE

- List Entry Number: 1081740
- Heritage Category: Listing
- Grade: II
- Location: Barn about 5 yards west of Plough Farmhouse, Ford Street, Wigmore.

FORD COTTAGE

- List Entry Number: 1081741
- Heritage Category: Listing
- Grade: II
- Location: Ford Cottage, Ford Street, Wigmore.

BARN ABOUT 20 YARDS NORTH WEST OF GREEN HILL FARMHOUSE

- List Entry Number: 1081742
- Heritage Category: Listing
- Grade: II
- Location: Barn about 20 yards north west of Green Hill Farmhouse, Green Hill, Wigmore.

OUTBUILDING ABOUT 20 YARDS NORTH EAST OF UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1081744
- Heritage Category: Listing
- Grade: II

- Location: Outbuilding about 20 yards north east of Upper Limebrook Farmhouse, Limebrook, Wigmore.

CALLIS CLOSE

- List Entry Number: 1081745
- Heritage Category: Listing
- Grade: II
- Location: Callis Close, School Lane, Wigmore.

BARN AND COW HOUSE ABOUT 100 YARDS SOUTH EAST OF WIGMORE HALL

- List Entry Number: 1081772
- Heritage Category: Listing
- Grade: II
- Location: Barn and Cow House about 100 yards south east of Wigmore Hall, A4110, Wigmore.

COURT HOUSE

- List Entry Number: 1081773
- Heritage Category: Listing
- Grade: II
- Location: Court House, Broad Street, Wigmore.

BRICK HOUSE

- List Entry Number: 1081774
- Heritage Category: Listing
- Grade: II
- Location: Brick House, Broad Street, Wigmore

METHODIST CHAPEL

- List Entry Number: 1081775
- Heritage Category: Listing
- Grade: II
- Location: Methodist Chapel, Broad Street, Wigmore.

OAK COTTAGE

- List Entry Number: 1081776
- Heritage Category: Listing
- Grade: II

- Location: Oak Cottage, Broad Street, Wigmore.

BROOK HOUSE

- List Entry Number: 1081777
- Heritage Category: Listing
- Grade: II
- Location: Brook House, Brook Lane, Wigmore.

GREENHILL COTTAGE

- List Entry Number: 1081778
- Heritage Category: Listing
- Grade: II
- Location: Greenhill Cottage, Castle Street, Wigmore.

CHAPEL FARMHOUSE

- List Entry Number: 1081779
- Heritage Category: Listing
- Grade: I
- Location: Chapel Farmhouse, Deerfold, Wigmore.

WIGMORE HALL

- List Entry Number: 1178687
- Heritage Category: Listing
- Grade: II
- Location: Wigmore Hall, A4110, Wigmore.

OUTBUILDING ABOUT 20 YARDS NORTH EAST OF COURT HOUSE

- List Entry Number: 1178723
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 20 yards north east of Court House, Broad Street, Wigmore.

TANNERY HOUSE

- List Entry Number: 1178745
- Heritage Category: Listing
- Grade: II
- Location: Tannery House, Broad Street, Wigmore.

GATE PIERS AND RAILINGS ABOUT 16 YARDS
WEST OF THE METHODIST CHAPEL

- List Entry Number: 1178764
- Heritage Category: Listing
- Grade: II
- Location: Gate Piers and Railings about 16 yards west of the Methodist Chapel, Broad Street, Wigmore.

STEPS HOUSE

- List Entry Number: 1178773
- Heritage Category: Listing
- Grade: II
- Location: Steps House, Broad Street, Wigmore.

BARBERRY COTTAGE

- List Entry Number: 1178792
- Heritage Category: Listing
- Grade: II
- Location: Barberrry Cottage, Castle Street, Wigmore.

YEW TREE HOUSE

- List Entry Number: 1178811
- Heritage Category: Listing
- Grade: II
- Location: Yew Tree House, Castle Street, Wigmore.

K6 TELEPHONE KIOSK, A4110

- List Entry Number: 1277997
- Heritage Category: Listing
- Grade: II
- Location: K6 Telephone Kiosk, A4110, Wigmore.

The PARISH ROOM

- List Entry Number: 1302228
- Heritage Category: Listing
- Grade: II
- Location: The Parish Room, Church Street, Wigmore.

THE BROOK

- List Entry Number: 1302280
- Heritage Category: Listing
- Grade: II
- Location: The Brook, Broad Street, Wigmore.

PERRYWOOD

- List Entry Number: 1302286
- Heritage Category: Listing
- Grade: II
- Location: Perrywood, A4110, Wigmore.

OAKLEY HOUSE

- List Entry Number: 1302295
- Heritage Category: Listing
- Grade: II
- Location: Oakley House, Broad Street, Wigmore.

PEAR TREE FARM

- List Entry Number: 1349890
- Heritage Category: Listing
- Grade: II
- Location: Pear Tree Farm, A4110, Wigmore.

ROCK COTTAGE

- List Entry Number: 1349891
- Heritage Category: Listing
- Grade: II
- Location: Rock Cottage, Broad Street, Wigmore.

THE POST OFFICE

- List Entry Number: 1349892
- Heritage Category: Listing
- Grade: II
- Location: The Post Office, Broad Street, Wigmore.

THE OLD POST OFFICE AND ADJOINING
OUTBUILDINGS

- List Entry Number: 1349893
- Heritage Category: Listing

- Grade: II
- Location: The Old Post Office and adjoining outbuildings, Broad Street, Wigmore.

OLD COBBLERS SHOP AND ADJOINING TWO DWELLINGS ABOUT 50 YARDS SOUTH EAST OF THE CHURCH OF ST JAMES

- List Entry Number: 1349894
- Heritage Category: Listing
- Grade: II
- Location: Old Cobblers Shop and adjoining two dwellings about 50 yards south east of the Church of St James, Castle Street, Wigmore.

CHURCHYARD CROSS ABOUT 7 YARDS SOUTH EAST OF THE CHURCH OF ST JAMES

- List Entry Number: 1349895
- Heritage Category: Listing

Leinthall Starkes

CHURCH OF ST MARY MAGDALENE

- List Entry Number: 1081770
- Heritage Category: Listing
- Grade: II*
- Location: Church of St Mary Magdalene, Leinthall Starkes.

OLD SCHOOL HOUSE

- List Entry Number: 1081771
- Heritage Category: Listing
- Grade: II
- Location: Old School House, Leinthall Starkes.

LIME BROOK COTTAGE

- List Entry Number: 1178651
- Heritage Category: Listing
- Grade: II
- Location: Lime Brook Cottage, Leinthall Starkes.

- Grade: II
- Location: Churchyard Cross about 7 yards south east of the Church of St James, Church Street, Wigmore.

OUTBUILDING ABOUT 30 YARDS EAST OF UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1349915
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 30 yards east of Upper Limebrook Farmhouse, Limebrook, Wigmore.

WIGMORE CASTLE

- List Entry Number: 1001793
- Heritage Category: Scheduling
- Location: Wigmore.

THE OLD FARMHOUSE

- List Entry Number: 1178662
- Heritage Category: Listing
- Grade: II
- Location: The Old Farmhouse, Leinthall Starkes.

MARLBROOK COTTAGES

- List Entry Number: 1349889
- Heritage Category: Listing
- Grade: II
- Location: Marlbrook Cottages, 1 and 2, Leinthall Starkes.

Elton

EVANHAY FARMHOUSE

- List Entry Number: 1081766
- Heritage Category: Listing
- Grade: II
- Location: Evanhay Farmhouse, Elton.

BARN AND BYRE ABOUT 30 YARDS WEST OF MARLBROOK HALL

- List Entry Number: 1081767
- Heritage Category: Listing
- Grade: II
- Location: Barn and Byre about 30 yards west of Marlbrook Hall, Elton.

ELTON HALL

- List Entry Number: 1081768
- Heritage Category: Listing
- Grade: II
- Location: Elton Hall, Elton.

HOLLY TREE COTTAGE

- List Entry Number: 1081769
- Heritage Category: Listing
- Grade: II
- Location: Holly Tree Cottage, Elton.

MARLBROOK HALL

- List Entry Number: 1178521
- Heritage Category: Listing
- Grade: II
- Location: Marlbrook Hall, Elton.

PETCHFIELD FARMHOUSE

- List Entry Number: 1178522
- Heritage Category: Listing
- Grade: II
- Location: Petchfield Farmhouse, Elton.

STABLES ADJOINING ELTON HALL TO THE NORTH

- List Entry Number: 1178638

- Heritage Category: Listing
- Grade: II
- Location: Stables adjoining Elton Hall to the north, Elton.

OLD ROSE COTTAGE

- List Entry Number: 1178644
- Heritage Category: Listing
- Grade: II
- Location: Old Rose Cottage, Elton.

ELTON FARMHOUSE

- List Entry Number: 1302354
- Heritage Category: Listing
- Grade: II
- Location: Elton Farmhouse, Elton.

FIRCROFT AND ADJOINING HAYBARN

- List Entry Number: 1349925
- Heritage Category: Listing
- Grade: II
- Location: Fircroft and adjoining haybarn, Elton.

CHURCH OF ST MARY THE VIRGIN

- List Entry Number: 1349926
- Heritage Category: Listing
- Grade: II
- Location: Church of St Mary the Virgin, Elton.

OUTBUILDING ABOUT 5 YARDS SOUTH OF ELTON HALL

- List Entry Number: 1349927
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 5 yards south of Elton Hall, Elton.

Pipe Aston

CHURCH OF ST GILES

- List Entry Number: 1349901
- Heritage Category: Listing
- Grade: I
- Location: Church of St Giles, Aston, Pipe Aston.

GREENAWAY COTTAGE

- List Entry Number: 1081795
- Heritage Category: Listing
- Grade: II
- Location: Greenaway Cottage, Aston, Pipe Aston.

HALFWAY HOUSE

- List Entry Number: 1081796
- Heritage Category: Listing
- Grade: II
- Location: Halfway House, Aston, Pipe Aston.

THE FARMHOUSE

- List Entry Number: 1349902
- Heritage Category: Listing
- Grade: II
- Location: The Farmhouse, Aston, Pipe Aston.

ASTON TUMP

- List Entry Number: 1001753
- Heritage Category: Scheduling
- Location: Pipe Aston.



Latham, James

From:
Sent: 01 October 2018 09:13
To: Neighbourhood Planning Team
Subject: {Disarmed} Wigmore group ndp - objection

The NDP does not have any real actions to combat climate change in our group parish, including the measurement and management of our carbon footprint at all levels, root cause analysis, and measurable responses. We should be encouraging the planting of trees, walking, cycling, using public transport, not having idling engines, reducing waste, better insulation, etc.

Such activities have to take place at the local level, so that the next generation can start the process of understanding the legacy that has been left to them.

Regards
Nigel Rowley

----- Forwarded message -----

From:
Date: Mon, 1 Oct 2018 at 08:52
Subject: Deathly Silence
To

MailScanner has detected a possible fraud attempt from
"www.monbiot.com" claiming to be Deathly Silence - monbiot.com

[Deathly Silence](#)

Posted: 30 Sep 2018 10:29 PM PDT

We need to get embarrassing about climate breakdown

By George Monbiot, published in the Guardian 26th September 2018

We're getting there, aren't we? We're making the transition towards an all-electric future. We can now leave fossil fuels in the ground and thwart climate breakdown. Or so you might imagine if you follow the technology news.

So how come oil production, for the first time in history, is about [to hit 100 million barrels per day](#)? How come the oil industry [expects demand to climb](#) until the 2030s? How is it that in Germany, whose energy transition ([Energiewende](#)) was supposed to be a model for the world, protesters are [being beaten up by police](#) as they try to [defend the 12,000-year-old Hambacher Forest](#) from an opencast mine extracting lignite: the dirtiest form of coal? Why have investments in Canadian tar sands – the dirtiest source of oil – [doubled in the past year](#)?

The answer is growth. There might be more electric vehicles on the world's roads, but there are also more internal combustion engines. There might be more bicycles, but there are also more planes. It doesn't matter how many good things we do; preventing climate breakdown means ceasing to do bad things. Given that economic growth, in nations that are already rich enough to meet the needs of all, requires the growth of [pointless consumption](#), it is hard to see how it [can ever be decoupled](#) from the assault on the living planet.

When a low carbon industry expands within a growing economy, the money it generates stimulates high carbon industry. Anyone who works in this field knows environmental entrepreneurs, eco-consultants and green business managers who use their earnings to pay for holidays in distant parts of the world, and the flights required to get there. Electric vehicles have driven a new resource rush, [particularly for lithium](#), that is already polluting rivers and trashing precious wild places. Clean growth is as much of an oxymoron as clean coal. But making this obvious statement in public life is treated as political suicide.

The Labour Party's [new environment policy](#), published this week, rightly argues that "our current economic model is threatening the foundations on which human wellbeing depends". It recognises that ecological collapse cannot be prevented through consumer choice or corporate social responsibility. The response to our greatest predicament must be determined by scientific research, and planned, coordinated and led by government. It pledges "to meet the Paris Agreement goal of limiting global temperature rises to no more than 1.5 °C."

But, as almost everyone does, it ignores the fundamental problem. Beyond a certain point, economic growth, the force that lifted people out of poverty, cured deprivation, squalor and disease, tips us back into those conditions. To judge by [the devastation climate breakdown is wreaking](#), we appear already to have reached this point.

The contradiction is most obvious when the policy document discusses airports (an issue on which [the party is divided](#)). Labour guarantees that any airport expansion "adheres to our tests" on climate change. But airport expansion is incompatible with its climate commitments. Even if aircraft emissions are capped at 2005 levels, by 2050 they will account for [half the nation's carbon budget](#), if the UK is not to contribute to more than 1.5°C of global warming. If airports grow, they will swallow even more of the budget.

Airport expansion is highly regressive, offending the principles of justice and equity that Labour exists to uphold. Regardless of the availability and cost of flights, they are [used disproportionately by the rich](#), as these are the people with the business meetings in New York, the second homes in Tuscany and the money to pay for winter holidays in the sun. Yet the impacts – noise, pollution and climate breakdown – are visited disproportionately on the poor.

I recognise that challenging our least contested ideologies – growth and consumerism – is a tough call. But in New Zealand, it is beginning to happen. [Jacinda Ardern, the Labour Prime Minister, says](#) "it will no longer be good enough to say a policy is successful because it increases GDP if ... it also degrades the physical environment." How this translates into policy, and whether her party will resolve its own contradictions, remains to be determined.

No politician can act without support. If we want political parties to address these issues, we too must start addressing them. We cannot rely on the media to do it for us. A [report by the research group Media Matters](#) found that total coverage of climate change across five US news networks (ABC, CBS, NBC, Fox and PBS) amounted to 260 minutes in 2017 – a little over four hours. Almost all of it was a facet of the Trump psychodrama – will he pull out of the Paris Accord?, what's he gone and done this time? – rather than the treatment of climate chaos in its own right. There was scarcely a mention of the link between climate

breakdown and the multiple unnatural disasters the US suffered that year, of new findings in climate science or the impacts of new pipelines or coal mines. I cannot find a comparable recent study in the UK. I suspect it is a little better, but not a lot.

The worst denial is not the claim that this existential crisis isn't happening. It is the failure to talk about it at all. Not talking about our greatest predicament, even as it starts to bite, requires a constant and determined effort. Taken as a whole (of course there are exceptions), the media is a threat to humanity. It claims to speak on our behalf. But it either speaks against us or does not speak at all.

So what do we do? We talk. As [the climate writer Joe Romm argued](#) on ThinkProgress earlier this year, a crucial factor in the remarkable shift in attitudes towards LGBT people was the determination of activists to break the silence. They overcame social embarrassment to broach issues that other people found uncomfortable. We need, Romm argues, to do the same for climate breakdown. [A recent survey suggests](#) that 65% of Americans rarely or never discuss it with friends or family, while only one in five hear people they know mention the subject at least once a month. Like the media, we subconsciously invest great psychological effort into not discussing an issue that threatens almost every aspect of our lives.

Let's be embarrassing. Let's break the silence, however uncomfortable it makes us and others feel. Let's talk about the great unmentionables: not just climate breakdown, but also growth and consumerism. Let's create the political space in which well-intentioned parties can act. Let us talk a better world into being.

Latham, James

From:
Sent: 09 October 2018 16:48
To: Neighbourhood Planning Team
Subject: Wigmore Group NDP - Comment

For completeness, as the parish councillor for Pipe Aston, part of the Wigmore Group Parish, I would like to provide the following information. This statement was agreed by councillors representing Wigmore, Leinthall Starkes, Pipe Aston and Elton on 8th October 2018, and sent to Mrs Samantha Banks at Herefordshire Neighbourhood Planning.

"At last night's WGPC October meeting the councillors had a very open discussion regarding the NDP and concluded it would be most effective to consider all the comments submitted at the Reg. 16 consultation, incorporate those that are deemed appropriate by the parish council, and re-submit an amended submission plan for a second Reg. 16 consultation."

Kind regards

Nigel Rowley

Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

17 August 2018

Dear Sir / Madam

Wigmore Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Electricity distribution

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk



Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Latham, James

From: Robert Bilbrough
Sent: 08 October 2018 07:23
To: Neighbourhood Planning Team
Subject: Wigmore Group Parish Council Neighbourhood Development Plan Objection

Dear Sirs

I am writing to object to the submission of the Wigmore Group Parish Council Neighbourhood Development Plan.

We moved to the parish almost thirty years ago and have always taken an interest and played an active part in the local community, serving on committees and governing bodies, and running our own businesses. It therefore came as something of a shock to recently learn that a Neighbourhood Development Plan has been in preparation for five years, that the designated area includes our village and that the final date for contributing to the plan passed in January 2018. There have been a number of failings on the part of the Parish Council who have submitted a plan which does not have widespread community support. My objections are as follows:

The steering group set up by the Parish Council to produce a NDP consisted of three parish councillors (from Wigmore and Leinthall Starkes), the parish clerk and one Wigmore resident. A Herefordshire Council employee advised the steering group in February 2018 that it was not necessary to take on any new steering group members. This group is not representative of residents from all four villages in the NDP area and each village should have been invited to be involved.

Steering group meetings were held in private for five years, which prompted complaints in January 2018. Subsequently, meetings were advertised but any input from attendees was disregarded because the final Regulation 14 consultation had already closed. As a result of such secrecy, residents were actively prevented from being involved in the shaping of the future development of their local community, which is the essence of the Neighbourhood Planning Regulations and the Localism Act. The community were prevented from expressing their vision for the future, because a vision statement was simply tagged on to the NDP, without any consultation at the final steering group meeting. This vision statement is meaningless and the way it came into existence cannot by any measure of the imagination be considered democratic.

Consultation was very poor. A questionnaire was distributed to 120 households; just 29% of the 413 dwellings in the NDP area. 71% of households were excluded, with no rationale given for such exclusion of particular residents. Most people were oblivious to the existence of the NDP, with just 4 residents out of a population of 962 responding to the first Reg 14 consultation and 22 to the second. A number of those responding commented on the inadequacy of consultation. Local businesses, community groups and land owners were not consulted and the consultation response from CPRE, a statutory consultee was ignored.

There was no procedure for land owners to propose sites for development, nor any agreed criteria or the means by which sites would be assessed against such criteria, accepted or rejected. This demonstrates a lack of objectivity and transparency.

The settlement boundary in the submitted NDP has changed considerably to that in the draft NDP on which Regulation 14 consultation took place. The final map, apparently re-drawn by Herefordshire Council, is small in scale and barely legible.

Residents of Pipe Aston, Elton and other outlying areas have been excluded from any involvement in the development of the NDP. During the consideration of some proposed amendments to the NDP from Pipe Aston and Elton residents, which the steering group had accepted for consideration at the last steering group meeting, the Parish Council Chairman addressed these residents, angrily shouting that the NDP has 'nothing to do with you.' That statement alone is indicative of the blatant discrimination which has

taken place and forms the basis on which the Neighbourhood Development plan should be sent back for a further fully inclusive period of Regulation 14 consultation.

Yours faithfully

Robert Bilbrough MCIOB C.Env MCMI Cert.Ed

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 October 2018 22:13
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

Comment on a proposed neighbourhood plan form submitted fields	
Caption	Value
Address	
Postcode	
First name	Rosemary
Last name	Draper
Which plan are you commenting on?	Wigmore Group Neighbourhood Development Plan
Comment type	Support
Your comments	<p>This is basically a good plan , allowing more houses to be built but without swamping any of the 3 sites (6.2.9). Two of the proposed sites are situated on Ford Street, as quoted in 6.3.4, the school traffic already crowds the road. This problem needs to be sorted before any house building starts . We hope that the desire to maintain and enhance the conservation area and greenspaces will be honoured. We are supportive of reducing the Moor View site housing allocation in order to minimise the impact on the conservation area (6.2.9-part 3). We are grateful that the parish council listened to the responses from the Wigmore residents , and acted on them accordingly . Section 5, Aims and Objectives , the text in 5.2 perfectly sums up what we all wish for .</p>

Latham, James

From: Robert Owen
Sent: 02 September 2018 19:34
To: Neighbourhood Planning Team
Subject: Wigmore Group Parishes NDP

Dear Sir,

I am a resident of REDACTED but an owner of land in REDACTED.

I am writing to record my strong view that the consultation process in relation to the NDP conducted by the Wigmore Group Parish Council has been woefully inadequate in numerous ways.

In particular I would mention the following.

1. I understand there were two rounds of Reg 14 public consultation, in 2016-17 and 2017-18. In neither case was any effort made by the Parish Council to draw my attention to the consultations. I am told that a notice was posted on the Elton parish notice board but, as far as I can establish, it was not observed by any other residents of Elton or Pipe Aston. Nor was it by me. Even if a notice was posted, I do not consider that an adequate effort to engage local landowners in the planning process. I consider that the PC should have reached out specifically to local landowners and businesses.
2. I became aware of the draft plan's existence in May 2018, well after the second Reg 14 consultation had closed in January 2018. I understand that there were a number of meetings of the Steering Group set up by WGPC in 2016 and 2017 but Elton and Pipe Aston parishes were not represented on the Group and the public was not invited to its meetings until February 2018, nor were minutes of such meetings published before then.
3. I attended one meeting of the Group on May 23 2018 at which I asked why the draft plan made no reference to a proposal I had heard about to build a holiday village in Mortimer Forest. The chairman of the PC replied that the reason for this was that the NDP addresses permanent residential housing development and not temporarily-occupied holiday accommodation. I accepted this explanation because I am no expert in local planning law. However, I have subsequently learned that the chairman's reply to me was simply wrong. The plan is meant to be about how the community as a whole (including Pipe Aston parish) aspires to see the settlements in the area evolve over the next 15 years or so, in which context what happens to Mortimer Forest (whether it is a proposed holiday village or other forms of development) is highly relevant.
4. Having become aware of what the NDP is really meant to be about, I participated in an effort by residents of Elton and Pipe Aston to draft some proposed amendments to the draft plan which were intended to correct its imbalance in favour of housing development in Wigmore and Leinthall Starkes and to reflect the concerns of Elton and Pipe Aston parishes about wider issues. These were submitted to a meeting of the Steering Group on July 30 2018 (and accepted by the Parish Clerk), alongside other amendments proposed by residents of Wigmore or Leinthall Starkes (including three possible versions of a Vision Statement, which should have been the starting point of the draft plan). I attended that meeting, which was a travesty of local democracy. It was evident that the Clerk and several members of the Group were expecting and ready to consider all the proposed amendments to the draft plan which had been submitted in advance of the meeting and been circulated to members of the Group. However, the chairman of the PC (who is a member of the Steering Group but not its chairman) took over the running of the meeting in an intemperate and dictatorial manner and refused to allow any discussion of the amendments proposed by Elton and Pipe Aston residents (which he stated that he had not even read) while insisting that the other amendments be passed, including the selection of one of the three proposed Vision statements (in relation to which no prior public consultation had taken place, and about which I have views which I consider important) without substantive debate at the meeting. The PC chairman also stated repeatedly that the NDP had "nothing to do with" residents of Elton and Pipe Aston because they do not have to allocate housing plots in accordance with the Herefordshire Core Strategy. It was evident that other Steering Group members were minded to

discuss all the proposed amendments submitted to the meeting in a reasonable manner. However, they were overridden by the PC chairman and the meeting ended with its business incomplete. The dictatorial and subjective behaviour of the PC chairman was unnecessary, unprovoked and highly inappropriate at a meeting of a committee of any Parish Council.

5. Mrs Banks of HCC attended the above Steering Group meeting. She stated that amendments could be considered (including those proposed by Elton and Pipe Aston) if they were related to comments made in the Reg 14 consultation. All of the Elton and Pipe Aston amendments were clearly related to comments made in either the first or second Reg 14 consultation exercises and some were related to comments in the second such exercise. Following the Steering Group meeting, one of its members was asked to look at the Elton and Pipe Aston amendments to see whether they could be “linked back” in the above way. However, this action does not appear to have taken place. In a subsequent email from the Parish Clerk, it was reported that Mrs Banks had advised that amendments could only be considered if they were linked back to the second round of Reg 14 consultation comments and the first round consultation was no longer relevant. The rationale for this modification of Mrs Banks’ advice was not explained. I believe that advice was arbitrary and erroneous. Even if it was accepted as correct, no effort was made to link back the Elton and Pipe Aston amendments even to the second round of Reg 14 consultation. They were simply rejected out of hand and the draft plan was submitted without them in great haste for consideration at an extraordinary PC meeting on August 7th.
6. I attended the PC meeting on August 7th. It was another travesty of local democracy. The chairman behaved in a highly autocratic manner. He did not invite comments from the public on the draft plan. He did not even permit questions to be asked about it by councillors. In fact it was not considered (as the agenda required) by the meeting at all. It was simply put to the vote with no discussion permitted and the councillors who represent Elton and Pipe Aston were out-voted. I should add that a number of complaints which had been made by residents of Elton and Pipe Aston about the handling of the plan and the conduct of the July 30 Steering Group meeting, as well as a petition signed by over 40 residents of Elton and Pipe Aston, were neither circulated to councillors nor discussed at the meeting. Nor was a letter sent by a solicitor representing Elton and Pipe Aston residents which appealed to the Council to adopt a reasonable approach. It appears that all this evidence of widespread dissatisfaction with the draft plan was simply suppressed and councillors were unaware of it when they voted to approve the draft plan.
7. I note that none of this dissatisfaction with the content of the draft plan or the related consultation process is mentioned in the Consultation Statement which forms part of the plan as submitted for Reg 16 stage. Therefore the Consultation Statement does not give a full or fair picture of the consultation (or lack of it) which has occurred.
8. I should add that I submitted a complaint to Wigmore Group PC about the conduct of the Steering Group meeting on July 30th and received a reply saying that my comments had been noted but there are no formal procedures required for Steering/Working Group meetings of a Parish Council. Not only does this reply evade the issue but I believe it is incorrect. The Standing Orders of the Council apply not only to Council meetings but also to meetings of its committees. I am taking legal advice on this point.

I believe the following factors lie at the root of this lack of engagement for several years of the plan’s development with the community as a whole (particularly, but not only, with residents of Elton and Pipe Aston) and the more recent deliberate and autocratic suppression of views from Elton and Pipe Aston:

- (a) A mistaken but oft-repeated belief that the NDP is only about housing development and therefore only concerns residents of Wigmore and Leinthall Starkes;
- (b) An unseemly haste to get the plan to Reg 16 stage for reasons which lack objective justification but may include the fact that reaching that stage would provide protection for some particular parish councillors against unwelcome development near to their residences.

The fact remains that the consultations conducted by the Wigmore Group PC have been far from inclusive in the manner recommended in HCC's guidance for the conduct of such consultations and a particular injustice has been done to the residents of Elton and Pipe Aston.

Yours faithfully
Robert Owen

Latham, James

From: Robert Owen
Sent: 09 October 2018 12:40
To: Neighbourhood Planning Team
Subject: RE: Wigmore Group Parishes NDP

Dear Sir,
I would like to make a follow-up submission as below.

I have now been able to take legal and other expert advice as to whether the Wigmore Parish Council was correct in deciding that the proposed amendments to the draft NDP which were submitted by Elton and Pipe Aston residents could not be considered by the Council because they were received after the close of Reg 14 consultation. The advice I have received is that that decision was incorrect. The Council can and should consider all reasonable representations which are received from residents, at whatever stage they are submitted. Refusing to consider such representations from a large body of residents runs counter to the whole spirit of neighbourhood planning, which is that all sections of the community should have a reasonable opportunity to engage with the process and the Plan should represent the views of the community as a whole about how they wish to see development proceed over the period covered by the Plan. Residents of Pipe Aston and Elton were completely unaware of the existence of a draft plan until some time after the Reg 14 consultation period had closed. A primary reason for this was that the people drafting the Plan mistakenly believed that it should focus solely on the allocation of sites for housing development.

The CPRE, among others, did draw attention in the Reg 14 consultation to the wider issues which are the concern of Elton and Pipe Aston residents, namely the preservation of landscape, biodiversity, habitat, water supplies and other environmental resources. However, their recommendations were not followed up by those responsible for drafting the Plan.

Below are some more detailed comments designed to show that the amendments proposed by residents of Elton and Pipe Aston were entirely reasonable and consistent with both national and Herefordshire planning policies.

The Neighbourhood Development Plan is integral to the Government's vision set out in the Localism Act 2011, with Paragraph 16 of the [National Planning Policy Framework](#) setting out the relationship for those producing neighbourhood plans or Orders and how such documents should support the strategic development needs set out in Local Plans, including policies for housing and economic development. More specifically [paragraph 184](#) of the National Planning Policy Framework states that neighbourhood plans and Orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

The explanatory reasoning or guidance for those bodies such as Parish Council's undertaking preparation of an NDP emphasises the basic premise that the NDP must be consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. In the case of Wigmore Group Parishes they must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).

It is our contention that the draft plan produced by WGPC was lacking in that objective and that, by virtue of inadequate consultation and misrepresentation as to the purpose of the NDP, maladministration occurred. The NDP process is further reinforced by European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).

This seeks to provide a high level of protection of the environment by integrating [environmental considerations](#) into the process of preparing plans and programmes including neighbourhood plans.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species.

Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) can also apply to the particular circumstances of a draft neighbourhood plan or Order.

Relevant Policies of the Herefordshire Core Strategy 2011-2031 are included as follows:-

Summary of environmental issues, problems and challenges :-

Protect, conserve and where possible enhance the county's rich natural and historic assets

Address climate change and flooding

Plan for the potential impact of climate change in new developments

Ensure new developments are of high quality design and construction reflecting Herefordshire's distinctive character

Use resources efficiently

Improve air and water quality

The amendments suggested by residents of Pipe Aston and Elton aim to ensure that new development does not create demonstrable harm to the plan area but reinforces local character and incorporates trades and skills essential for the ongoing care and maintenance of the traditional buildings of the Wigmore group parishes and Herefordshire in general.

3.14 New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding, ensuring availability of natural resources.

3.16 The area's valued heritage and significant environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage, will be protected, conserved and enhanced. It will underpin and foster growth and innovation in businesses and jobs; being accessed, appreciated and actively supported by more people, for more purposes, in all walks of life.

The amendments seek to ensure that the overarching support for new development including commercial and industrial development does not have an adverse impact on the recognised character of the natural and historic environment, and the wellbeing of local communities.

Policy SS6 - Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;

biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific

interest; historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;

the network of green infrastructure;

local amenity, including light pollution, air quality and tranquillity;

agricultural and food productivity;

physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

It is held that the proposed amendments are in full compliance with the spirit and detail of Policy SS6

Policy LD1 – Landscape and townscape

Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; • conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management; • incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and • maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

The proposed amendments reinforce Policy LD1 and give added emphasis to the local context to ensure that the NDP is robust and fit for purpose in meeting the varied challenges of development pressure which are likely to come forward over such a lengthy plan period up to 2031(3).

Historic environment and heritage assets

5.3.23 The historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of significance with statutory protection are referred to as designated heritage assets. Policy LD4 is applicable to heritage assets throughout Herefordshire whether formally designated e.g. listed buildings and conservation areas, or not, ranging from individual structures and their settings, archaeological remains, to larger neighbourhoods of historic value, parks, gardens and other green spaces of local interest.

Policy LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should: Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas; retain, repair and sustainably reuse heritage assets to provide a focus for wider regeneration schemes; record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and where appropriate, improve the understanding of and public access to the heritage asset.

5.3.29 High quality design and well planned developments can enhance community cohesion through maintaining or creating a sense of place. New development should be designed to preserve and enhance locally distinctive characteristics and positively contribute to the appearance of the locality. To achieve this, it is important that new development is successfully integrated into the existing built, natural and historic environment; however recognising that architectural styles change over time. Policy SD1 does not seek to stifle architectural innovation, contemporary design or reject advances in design and technology.

The proposed amendments seek to protect and enhance the character of the landscape and individual conservation areas by demonstrating that the rural area and its constituent settlements continues to evolve and be relevant in the 21st century.

Policy SD1 – Sustainable design and energy efficiency Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements: • ensure that proposals make efficient use of land - taking into account the local context and site characteristics; • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design; • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution; • where contaminated land is present,

undertake appropriate remediation where it can be demonstrated that this will be effective; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; • where possible, on-site renewable energy generation should also be incorporated;

Again the amendments are in complete alignment with Policy SD1 and build upon or give greater emphasis to the draft NDP with the aim of making it a document equal to that of neighbouring parishes. It is not in conflict with Herefordshire's Core Strategy or local planning principles. Because of inadequate consultation with residents of Elton and Pipe Aston and an inaccurate explanation of the purpose and status of the NDP those residents were omitted from the Regulation 14 stage of the process and did not benefit from the interactive opportunity either with the Wigmore PC or with each other to ensure that their legitimate interests were fairly represented and considered for incorporation into this influential document.

Yours sincerely,
Robert Owen.

Latham, James

From: Roger Midwood
Sent: 01 October 2018 14:50
To: Neighbourhood Planning Team
Subject: COMPLAINT to Reg 16 Wigmore Parish.

Dear Sirs,

I write to complain about Regulation 16 Wigmore Group Parishes Neighbourhood Development Plan.

We are local landowners and we have not been consulted on the changes by the NDP. The notifications for Wigmore(2 meetings held in Wigmore only) the local villages of Burrington/Leinthall Starks and Pipe Aston have not been made aware of public changes and amendments . The smaller village churches and their communities have not been informed at all, surely representatives from each village community should have been consulted, not just Wigmore itself. We are residents and adjoin both Leinthall Starks, Wigmore and Pipe Aston.

We do not feel enough emphasis has been made to respect green spaces, landscape, wildlife habitats and the environment against in appropriate development of various kinds.

Unfortunately, we only know too dearly , how wrong development rights can be in the Wigmore Parish and local valley communities by Herefordshire Council. My husband and I daily feel the ill effect of planning at a site at Marlbrook Hall Elton, where we have to endure 2 sites of factory farming , which cause daily distress to our lives, in appropriate use of the lanes by lorries travelling them without adequate passing places, and only requested by Herefordshire council to place a few places in one direction of the lane, the disturbance of local landscape with noise pollution ,from massive fans working 24/7 on pig units and chicken layers sheds, and unpleasant smells from this sort of farming practice.....ALL of THESE ENTERPRISES were passed by Herefordshire council. IT HAS EFFECTED OUR VALLEY for the worse, visually the intense farming sheds impact on the landscape and wildlife for many miles.

We would also like to add the development settlement boundaries to Reg 16, were changed after submission and have not been considered by the wider community. We feel that Wigmore Parish Council have failed to communicate and have not addressed a strong neighbourhood development plan, why has the planning area/recreational area in Wigmore its self changed at the last minute ? when it is a valuable green space for our youth and older people in the community should have the benefit of ? It was as I remember given to the community when the first major develop in Wigmore was built, to offer new residents from the housing estate green space to enjoy.

We are also concerned that local services would not be able to cope with an increase of population, we still do not have Fibre Super fast Broadband, ad have been waiting for 3 years for it, the parking for the school is dangerous, so too the church in Wigmore, Elton and Pipe Aston, additional school bus routes would not be available safely ,all these things impact on the sustainability of enhancing a new NDP.

We urge you to direct Wigmore Parish Council to go back to Regulation 14 for CORRECT and FULL consultation.

Kind regards

Roger and Sarah Midwood

Latham, James

From: Rhoddy Swire
Sent: 27 September 2018 09:07
To: Neighbourhood Planning Team
Subject: NPD Complaint

Dear Sir/Madam,

I have just read a paper on the refusal of the Wigmore Parish Council to even listen to those living in Pipe Aston and Elton when considering the NPD. The autocratic behaviour of the Chairman has no place in our democratic process.

We have just been through a very difficult time over the Forest Holidays proposal where proper planning considerations were steamrollered and so all are very sensitive especially in regard to the protection of Mortimer Forest and all the rare flora and fauna therein.

I do hope action will be taken to correct this significant autocratic aberration

Yours Faithfully

Rhoderick Swire

Latham, James

From: R and V Taylor
Sent: 01 October 2018 10:29
To: Neighbourhood Planning Team
Cc: gillbilbrough@hotmail.com
Subject: Wigmore Group parishes NDP

Dear Sir /Madam,

As land owners and farmers with land REDACTED we are concerned that our Parish's and our own views have not been sought by the steering group for the above.

Yours faithfully,

R and V Taylor

Sent from Windows Mail

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

263798 /

Wigmore Parish

Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no further comments to make with regard to this proposed Neighbourhood Plan.

Signed: Susannah Burrage

Date: 11 September 2018

Latham, James

From: Stephen Denison
Sent: 07 October 2018 18:52
To: Neighbourhood Planning Team
Subject: Wigmore Group Neighbourhood Development Plan
Attachments: Leinthall_Starkes_policies_map (1).pdf

Representation to the Submission Draft of Wigmore Group Neighbourhood Development Plan

Land to the east of Garden House, Leinthall Starkes

This representation is made to the Submission Draft of the Wigmore Group Neighbourhood Development Plan (WGNDP).

The WGNDP identifies the village of Leinthall Starkes as a settlement for housing growth in line with Policy RA2 of the Core Strategy. Policy WG4 of the WGNDP supports the development of new housing within the settlement boundary of Leinthall Starkes as shown on Map 4 subject to meeting a number of criteria.

This representation seeks a small amendment to the draft settlement boundary for Leinthall Starkes to enable the redevelopment of land to the east of Garden House for a single dwelling.

Land to the east of Garden House lies at the western edge of the rural settlement of Leinthall Starkes and forms a previously developed site which is occupied by an L shaped formation of redundant buildings. These buildings include a brick and timber built play shed as well as a row of timber storage sheds and a garage. All the above structures are surplus to requirements and the land is available now for re development

The site can be accessed off the village road and forms an infill development opportunity well related to the built form of Leinthall Starkes. To the east of the site lies Villa Farm, to the south lies the amenity land of Villa Farm and the village road, to the west lies Garden House and to the north lies farmland within the ownership of Garden House.

Map 4 of the WGNDP shows the draft settlement boundary is currently drawn tight to the building line of the redundant buildings which occupy the site. These buildings lie within the boundary and therefore the principle of redevelopment of the site for a dwelling is in accordance with Policy WG4. That said, the boundary does not allow for the provision of amenity space linked to a new dwelling and therefore limits the site's potential.

As such this representation seeks a small amendment to the settlement boundary as shown in red on the accompanying plan. This amendment would include a small amount of additional land within the settlement boundary which would enable the redevelopment of the site for a dwelling along with the provision of amenity space. This land is in the ownership of the occupiers of Garden House.

The redevelopment of Land to the east of Garden House, Leinthall Starkes meets the criteria of Policy WG4 in that the site:

- forms an infill site,
- is small scale with the potential to deliver one dwelling,
- would result in redevelopment of a previously developed site,
- would maintain the density of the surrounding area,
- is able to provide safe access and parking arrangements,
- will be developed to a high standard of design and will safeguard residential amenity.

This representation respectfully seeks the small amendment to the settlement boundary for Leinthall Starkes to assist the redevelopment of a previously developed site which is available now to deliver a much needed dwelling with associated amenity space within the village.

Mr Stephen Denison

Latham, James

From: Sarah, Mark, Henry & Martha
Sent: 07 October 2018 20:55
To: Neighbourhood Planning Team
Subject: Complaint re Wigmore Group NDP

Dear Sir/Madam,

Please accept this email as a formal complaint against the current content of the Wigmore Group Parishes Neighbourhood Development Plan. Throughout the creation of the NDP, the Steering Group have given me the impression that it was solely about housing (in Wigmore and Leinthall Starks). The two Steering Group meetings I attended reinforced this thought, and it was only earlier this year, when it was brought to my attention (not by the NDP Steering Group) that this should not have been the case. I am now aware that other neighbouring parishes to Wigmore have taken the route of using their NDP as a plan which creates a vision for how they want their community to develop in the future, and have quite rightly therefore given importance in their NDPs to the protection of the environment and landscapes against inappropriate development. The Wigmore NDP does not do this. Since this has become general knowledge amongst the parish community, residents have tried to get protection statements added to the NDP. They have been told that they were too late by the Steering Group. Not too late, though, it seems for the Steering Group itself to make changes to the settlement boundary just before submission for Reg 16 consultation. I see that it now includes the Community Playing Field! Surely the Steering Group cannot sneak in the inclusion of this community asset at the last minute and refuse to include the wishes of the residents who want to protect the environment?

Please find below my formal complaint to the Steering Group sent on 6th August. I believe that a reasonable number of residents have complained regarding the procedures and conduct of the Wigmore NDP Steering Group. I'm not sure if Herefordshire Council are aware of all of these?

Regards,

Sarah Jones

From: Sarah, Mark, Henry & Martha
Sent: 06 August 2018 21:22
To: clerk.wigmoregpc@outlook.com
Cc: carole.gandy@herefordshire.gov.uk
Subject: NDP meeting complaint

Dear Jano,

I attended the meeting of the Neighbourhood Development Plan Steering Group in Wigmore on July 30th and would like to enter a complaint about the procedure adopted at the meeting and the way it was chaired.

I was under the impression that, at the meeting, the proposed amendments and additions to the NDP that had been submitted by various parties, including residents of Pipe Aston and Elton, were to be considered and discussed. It appeared to me that the amendments proposed by residents of Wigmore and/or Leinthall Starks were accepted,

but the chairman refused to even consider the thoughts of the residents of Pipe Aston and Elton. He stated that the NDP was simply about housing development in Wigmore and Leinthall Starks (I have only attended one NDP meeting prior to this – the same statement was offered then) and that it had nothing to do with the other two villages as ‘they were not under threat from development’! In hindsight I wish I had not accepted the words of the chairman in good faith. Perhaps the two villages would have offered wording at an earlier point in the process if we had known the truth – that the NDP does not have to be solely a housing development plan. It appeared to me that amendments that Pipe Aston and Elton had proposed were very sensible, standard and not controversial, but that the chairman wouldn’t even consider their inclusion. Members of the Steering Group stated at various points throughout the meeting that inclusion of the amendments or additions would be justified, but each time the chairman dismissed the suggestion without any consideration.

To my mind the way the meeting was conducted and the sheer dismissive arrogance of the chairman towards Pipe Aston and Elton residents at the meeting undermines the democratic process and in no way mirrors the way in which neighbourhood development plans have been collegiately prepared elsewhere.

I would therefore like this to be registered as a formal complaint.

Yours sincerely,

Sarah Jones
Pipe Aston

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

From Herefordshire Council Strategic Planning Team

Name of NDP: Wigmore- Regulation 16 submission version

Date: 18/09/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WG1- Protecting and Enhancing Local Landscape Character	SS6; LD1-LD4	Y	<p>Criterion C- Wording of first sentence may need revising. Excluding the words in brackets it currently reads:</p> <p><i>“Preserve and not significantly detract from those parts of locally significant views that are visible from locations that are freely accessible to members of the general public <u>should be.</u>”</i></p> <p>Criterion D- The aim of this is not clear. It reads as though it may actually be seeking more to <i>retain</i> the existing development form where possible rather than enhance. May be worth revising to clarify whether this is the case.</p>
WG2- Dark Skies	SS6	Y	
WG3- New Housing Development in Wigmore	SS2; RA2	Y/N	<p>What is the basis for setting a specific cap on development sizes? This could prove in some cases to be unnecessarily restrictive to schemes with good planning merit coming forward. It is considered that a more flexible approach should be adopted, perhaps setting a preferred approximate size range. In similar fashion to what has been set out in WG4. For instance,</p>

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
			"plots of around 8-12 dwellings".
WG4- New Housing Development in Leinthall Starkes	SS2; RA2	Y	Criterion G- Achieving a mix of dwelling types and sizes may prove difficult in areas where only small scale developments would be permitted. Such contributions are perhaps best sought on larger sites in Wigmore.
WG5- Ensuring an appropriate range of tenures, types and sizes of dwellings	SS2; H3	Y	See above comment.
WG6- Wigmore Village	SS1; SC1	Y	
WG7- Wigmore School	SS1; SC1	Y	
WG8- Design of Development in the Wigmore Group Parishes	SS6; LD1; SD1	Y	
WG9- Design of Development in Wigmore Conservation Area	SS6; LD1; LD4	Y	
WG10- Promoting Local Employment and Tourism	SS5; RA6; E1; E4	Y	
WG11- New Communications Technologies	E3	Y	Insofar as is enforceable by a local land use development plan document. Large scale infrastructure projects are expected to deliver this.

16 August 2018

Our ref: Wigmore 2

Dear Sir/Madam

Wigmore Neighbourhood Development Plan Reg 16

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Strategic Catchment Planner

growth.development@severntrent.co.uk

Latham, James

From:
Sent: 18 September 2018 12:37
To: Neighbourhood Planning Team
Subject: Wigmore Group Parish Neighbourhood Development Plan- COMPLAINTS

Wayne priday

Please ignore previous email as email crashed and sent to random email contacts thank you

I wish to complain about the wigmore group parish NDP . My family have lived in wigmore for 12 years and I own a plot of land which extends to approx 3.5 acres which we have owned for 4 years. In March 2017 I applied for planning permission to build a detached house for myself and my family .The application was considered by wigmore group parish council at there meeting in and around April 2017 and there recommendation to Herefordshire council was to support the application .Planning permission was granted .

I have recently found out that wigmore group parish council have been working on a neighbourhood development plan for the last five years and I understand that the community should have been involved in this. I have not been consulted at any stage of the process which , as a land owner I should of been. My house takes up a very small proportion of my site , which is eminently suitable as a development site for more houses . Indeed ,one of the sites included in the submitted NDP is adjacent to my land and as far as I can make out is considered very suitable for development.

In view of the lack of information available please would you provide me with :

(A) the criteria set by the parish council for what would constitute a suitable site.

(B) the procedure adopted by the parish council for contacting land owners with a view to putting forward their sites, ensuring equality of opportunity and transparency.

(C) the procedure for assessing sites ,accepting or rejecting them and notifying owners of the outcome and reasoning.

My reason for complaining is because although the parish council was aware that I own the site and have my contact details , they failed to consult me as a land owner . I see from the consultation statement that they actively consulted with the agent for the owner of the land adjoining mine,even naming them in the statement, but they left me out.

To make matters worse ,I notice that the settlement boundary has been changed since the regulation 14 consultation, having been extended to include my house ,while excluding the rest of my plot.again,no -one has discussed this with me . I consider this constitutes blatant discrimination and that there should be further consultation on the NDP.

Plenty could you acknowledge receipt of this email.

Yours sincerely

Wayne Priddy

Latham, James

From: Wheely Wonderful Cycling
Sent: 29 August 2018 17:46
To: Neighbourhood Planning Team
Subject: Wigmore Neighbourhood Plan

Importance: High

I would like to complain about the lack of detail about the village of Elton in the Wigmore Neighbourhood plan..

I have lived there for over 25 years, and had not until recently realised the significance of Local Neighbourhood Plans. We are covered by the Wigmore Parish, I knew there was a Local Plan being put together, but didn't realise that I should input to the plan as the plan seemed to be covering Wigmore issues as there was no proposal for developing housing in Elton. I have now seen the Neighbourhood Plan, and in the light of recent development proposals, realise that Elton is underrepresented, the plan does not highlight the needs of the village of Elton, nor does it highlight its special characteristics that are in need of protection.

My main concerns are

- **Water.** All of Elton households draw their water from private boreholes or springs. They also look after their own sewerage disposal. There is no likelihood of this changing, as this area is one of the few in the country which is unadopted by a Water Authority. Thus there is no one, other than householders, to protect the water sources, and if a new development (like that of the Forest holidays proposal in Mortimer Forest), requires large amounts of water, there is no guarantee that our water sources will continue to provide the clean water we need.
- **Special Landscape Value** – Elton, Pipe Aston and Mortimer Forest & surrounding villages are quiet, unspoilt and beautiful. The Geological and historic nature of the landscape eg Murchison/Geology & Downton Estate (of which Elton was part) Richard Payne Knight/ Picturesque movement and of course Norman history/Mortimers churches/fortifications are all of national importance and should be cherished. And of course Mortimer Forest is a national asset for forestry and for recreation for locals and visitors.
- **Cycling and quiet country lanes** – my business Wheely Wonderful Cycling was set up in Elton in 1992 (26 years ago) to provide cycling holidays and cycle hire. Since then we have organised cycling holidays for many thousands of visitors from all over the world, bringing a considerable benefit to the local economy, with minimal environmental impact. Visitors to the area who cycle, are surprised at how quiet the roads are & site this as a very special attribute. Plan should seek to minimise extra traffic on these country lanes. Elton is on the National cycle Network's Route 44 – the Six Castles cycle way and is well known in the cycling world as “good cycling” so is also on a number of published cycle routes, so there are many independent cycling visitors, as well as those generated by Wheely wonderful Cycling. The quiet lanes are also highly prized by local residents for short trips by bike, foot and horse for business and recreation.
- **Traffic** – the narrow country lanes are under threat from development of large scale farming practices eg ever bigger tractors, that have to work at speed to fulfil contracts, and from new housing developments that increase the amount of traffic. As there is no bus service, everyone has to use their cars. Impact on these lanes (which are also poorly maintained) should be considered whenever there is a planning application for business or housing.

- **Landscape views and maps** – there are no maps of Elton or Pipe Aston on the Neighbourhood plan laying down the settlement area and special attributes e.g. nature reserves/ historical areas/conservation areas/ parkland/veteran trees etc nor are the pictures of locally significant views
- **Poor communication** – we still have very poor mobile phone and internet connection in the village which is a significant disadvantage to householders business and our young people/ students. And of course no bus service –which means that locals and visitors can only get to the area by car (or bike!) and again disadvantages our young people and elderly.

I hope you can incorporate these issues into the plan.

Chris & Kay Dartnell
Wheely Wonderful Cycling