

Wellington Heath Neighbourhood Development Plan Consultation Statement

CONTENTS

Because of its length and detail this Consultation Statement is presented as 4 documents; an Overview and 3 separate Schedules.

Overview (this document)

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Schedules 1 to 3 record the detail of the formal Regulation 14 consultation on the draft plan, including all representations received, responses of the NDP Working Group, consequent alterations to the draft NDP and reasons for change.

Schedule 1 : Community Representations and Responses

2.1	Methodology for receiving community representations	Separate document
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Schedule 2 : Stakeholder Representations and Responses

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Schedule 3 : List of Alterations and Reasons for Change

4.1	Proposed changes and Reasons	Separate document
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Schedule 4 : Compendium of Bulletins

4.1	All quarterly Bulletins to date presented for easy reference	Separate document
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All documents can be found on the Wellington Heath NDP web site
<https://sites.google.com/site/whnpwg/home>

1 Overview

1.1 Purpose:

The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.

Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:

- details of the persons and bodies who were consulted about the proposed NDP
- a description of how they were consulted
- a summary of the main issues and concerns raised by the persons consulted
- a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.

Guidance from Department for Communities and Local Government (10 Sept 2013) states that: *'the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.'*

This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved, how they have been kept informed, and how their input has informed the development of the Plan.

The aim of the consultations in Wellington Heath parish has been to ensure the widest possible understanding of the purpose and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.

This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.

1.2 Navigation of this Consultation Statement:

Because of its length and detail, the 5 sections of the Wellington Heath NDP Consultation Statement have been split into 5 documents. (See Contents page for details).

Overview (this document) explains the purpose of the Consultation Statement and describes all consultations, engagements and communications that have taken place as part of the NDP process.

Schedule 1 covers the representations received from parishioners as part of the formal consultation on the draft plan (Regulation 14), and the responses given by the NDP Working Group on behalf of the Parish Council.

Schedule 2 covers the representations received from statutory bodies and other non-resident stakeholders as part of the formal consultation on the draft plan (Regulation 14), and the responses given by the NDP steering group on behalf of the Parish Council.

Schedule 3 covers the alterations made to the draft plan with the reasons for change.

Schedule 4 is a compendium of the quarterly Bulletins presented for easy reference.

All documents can be found on the Wellington Heath NDP web site <https://sites.google.com/site/whnpwg/home>

1.3 Introduction:

In 2012 Wellington Heath Parish Council discussed whether to develop a Neighbourhood Development Plan (NDP) but decided not to proceed at that time due to fact that the Herefordshire Core Strategy was still in preparation. and instead undertook a Parish Plan Review which reported in December 2013. The final Parish Plan Review and associated survey formed an important input to the NDP.

Wellington Heath Parish Council decided to proceed with the development of a NDP in November 2014 and an introductory article about neighbourhood planning was included in the fourth quarter 2014 Parish Newsletter (which is hand delivered to all houses in the Parish). On 25 November 2015 the Council decided to apply for the designation of a Neighbourhood Area. No representations were received by Herefordshire Council and the Neighbourhood Area was granted in January 2015.

This was followed by a community information and consultation event at the Memorial Village Hall in February 2015. This event was widely advertised in the Parish Newsletter, on the Parish website, on the Parish notice boards and at the local public house. The meeting explained the neighbourhood planning process and volunteers were sought for a NDP Working Group.

The initial meeting of the Working Group took place in March 2015 when sub-groups were established to research topic areas and to consult with parishioners and the business community. The Working Group initially had 12 full members. Subsequently one member left the group in Feb 2016, two members became non-voting associate members in August 2016, and two members resigned due to differences of opinion and were asked to become non-voting associate members in March 2017. All associate members continued to be available to support the Working Group.

From the outset the Neighbourhood Development Plan Working Group (NDPWG) placed great importance in involving the community in the planning process as well as providing regular updates on progress. In order to reach everyone in the Parish it was decided to communicate with parishioners both by electronic means as well as the more traditional means of newsletters, notice boards and personal contact. The Parish has many older residents who do not have access to the internet so it was essential also to use traditional means of communication. In addition, special NDP information stalls were manned at the annual parish newcomer's welcome events held in the Memorial Village Hall in December of 2015 and 2016.

The prime means of regular communication has been via the Parish and neighbourhood development plan websites, and quarterly progress bulletins which have been included with the Parish Newsletter. Electronic copies of the bulletins were also posted on the Parish website and the dedicated NDP website

<https://sites.google.com/site/whnpwg/plan-working-group/wrking-group-bulletins>.

Older archived Bulletins continue to be accessible on the NDP archive website

<https://sites.google.com/site/whndpwgarchive/plan-working-group/wrking-group-bulletins>.

An up to date compendium of all the Bulletins is presented in Schedule 4 for easy reference.

When detailed feedback from parishioners was required Parish briefing and consultation events have been held in the Memorial Village Hall. In addition, Parish surveys have been carried out by means of comprehensive questionnaires. These have been hand delivered and collected to maximize the survey response rate.

In addition to the startup meeting in February 2015 two further information and consultation events have

been held. The first was in March 2016 and concentrated on obtaining feedback on preferred allocated development sites and finalizing the Vision and Objectives statements. The second was held in December 2016 and sought feedback on a settlement boundary, local green space, a strategic development gap between Ledbury and Wellington Heath, and the selected allocated development sites. In addition, the first draft of the NDP policy statements were made available to parishioners.

Two Parish surveys have been carried out which have directly contributed to the development of the NDP.

- Prior to the start of the neighbourhood planning process the Parish carried out a survey to provide information for the development of the 2013 Parish Plan. The survey was hand delivered to every household and individually collected by a volunteer group. The results of the survey and the resulting Parish Plan were used as source documents for the development of the initial version of the NDP Vision and Objectives.
- A second Parish survey was carried out in January 2016. Two detailed questionnaires were designed and issued to every household in the Parish. One covered current and future housing needs and the other asked questions aimed at helping the working group to finalize a Vision and Objectives for Wellington Heath and to provide information for the development of planning policies. The questionnaires were individually distributed and collected by volunteers and a response rate of 74% was achieved.

The Parish website has a page dedicated to neighbourhood planning which provides a brief introduction to planning, lists the working group members and their contact details, and specifies the NDPWG email address (<https://sites.google.com/site/wellingtonheath/community/neighbourhood-planning>). The page also contains a link to the dedicated Wellington Heath Neighbourhood Plan website (<https://sites.google.com/site/whnpwg/home>) which was created to allow parishioners to follow the process in more detail. The latter site contains the agendas and minutes of all working group meetings, the results of Parish surveys and community consultation events, copies of all approved NPWG documents and lots of information about neighbourhood planning. Later, because of space limitations on the main site, an NDP archive site was created to store historic data <https://sites.google.com/site/whndpwgarchive/home>. The Parish Council Website <http://wellingtonheathpc.org/> which went live during 2016 also contains a link to the Neighbourhood Plan website under the drop-down menu 'Parish Council Business'.

1.4 Consultation Events in Chronological Order.

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
1	May 2013	Parish survey by questionnaire	All parishioners	Collect information for the 2013 Parish Plan which was published in December 2013.
2	Nov 2014	Introductory article about neighbourhood planning in Parish Newsletter	All parishioners	Inform about neighbourhood development planning in preparation for starting the planning process.

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
3	25 Nov 2014	Council apply for the designation of a Neighbourhood Area.	All parishioners and stakeholders	Formally consult parishioners and stakeholders of intention to develop a NDP for the parish. <i>No representations were received by Herefordshire Council and the Neighbourhood Area was granted in January 2015.</i>
4	19 Feb 2015	Community briefing and question and answer session about neighbourhood planning	All parishioners invited to event. 29 attended.	Inform about neighbourhood development planning and seek volunteers for the formation of a Neighbourhood Development Plan Working Group. <u>(See Consultation Account 1 in section 1.5 below)</u>
5	Mar 2015	Page added to Parish website providing information about neighbourhood planning and providing e-mail and NDPWG contact details for comments and suggestions.	All parishioners with internet access	Inform about neighbourhood development planning and seek inputs and comments from parishioners
6	Mar 2015	Dedicated Neighbourhood Development Plan website constructed. Updated at regular intervals as required.	All parishioners with internet access	Inform about neighbourhood development planning and seek inputs and comments from parishioners
7	Mar to Nov 2015	Discussions with individual landowners	14 landowners consulted in 19 meetings.	Collect information about land use plans.
8	Mar to Nov 2015	Discussions with local business owners and home workers.	32 people consulted	Collect information about business future requirements.
9	May 2015	First NDPWG bulletin distributed	All parishioners	Inform about neighbourhood development planning and seek feedback about initial Vision and Strategic Objectives statement.
10	Aug 2015	Second NDPWG bulletin distributed	All parishioners	Inform about NDPWG activities and progress and seek feedback
11	Nov 2015	Third NDPWG bulletin distributed	All parishioners	Inform about NDPWG activities and future community consultation event. Seek feedback on alternative Vision statements and revised objectives.

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
12	21 Nov 2015	Welcome to Newcomers Event in Village Hall	Primarily new parishioners and others attending the event	Inform about NDPWG activities. Encourage parishioners to provide feedback and use the village and neighbourhood development plan websites.
13	Jan 2015	Detailed questionnaire and housing needs survey Hand distributed and collected.	All parishioners. 76% response achieved.	Provide information for the development of the plan. Results can be found on the Neighbourhood Plan website: https://sites.google.com/site/whnpwg/parish-surveys-public-meetings/parish-survey-january-2016
14	Jan 2016	Fourth NDPWG bulletin distributed	All parishioners	Inform about NPWG activities and give details of upcoming community consultation event. Seek feedback.
15	28 Jan 2016	Comment on Ledbury Town Plan	Councilor Liz Harvey Ledbury North Ward	Propose joint action by Ledbury and Wellington Heath on a number of points.
16	19 Mar 2016	Parish briefing and consultation event	All parishioners invited. 90 parishioners attended.	Brief results of questionnaires and the landscape survey. Consult parishioners on refined Vision and Objectives based on questionnaire responses. Consult on results of landscape survey and parishioners preferred allocated development sites. Seek feedback <u>(See Consultation Account 2 in section 1.5 below)</u>
17	19 Mar 2016	Questionnaire results and landscape assessment published on website together with consultation response papers	All parishioners with access to the internet	Provide information for those not able to attend the consultation event and to provide them with the necessary papers to provide a response.
18	Mar to Dec 2016	Discussions with landowners potentially effected by developing NDP policies. e.g. owners of preferred allocated development sites	8 Landowners	Inform about developing policies and consult on possible land use plans

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
19	31 Mar 2016	Liaison with Ledbury Neighbourhood Development Planners	Ledbury Neighbourhood Planning Team	Propose liaison on development of NDPs and suggested three topics of mutual interest: green infrastructure zone north of Ledbury (so called strategic gap); vehicle access to the Ledbury Viaduct development site; flooding of the river Leadon.
20	31 Mar 2016	Meeting at The Farmers Arms	Owner of Withers Farm	To understand future development requirements of Withers Farms, large scale intensive horticulture.
21	1 May 2016	E-mail query from parishioner asking for clarification about some of the results on the landscape survey in particular site 19a.	One parishioner	F. Rozelaar (Secretary WH NDP Working Group) replied by e-mail on 21 May clarifying the landscape survey assessments. No further clarifications were required.
22	May 2016	Fifth NDPWG bulletin distributed	All parishioners	Provide information on questionnaire results and landscape survey and the results of the community consultation with respect to preferred development sites and the final Vision and Objectives.
23	Aug 2016	Sixth NDPWG bulletin distributed	All parishioners	Provide information on progress, introduce the concept of settlement boundary and announce future consultation event topics.
24	Apr to Dec 2016	Detailed discussions with individual landowners plus site visits.	4 landowners consulted	Discuss development plans with landowners of preferred allocated development sites.
25	16 Oct 2016	Liaison with Ledbury Allotment Association	Chair Ledbury Allotment Association	Inform about NDP and invite to 10 December Briefing and Consultation Event and provide copy of Bulletin 7.
26	16 Oct 2016	Liaison with Ledbury Scouting Group	Leader Ledbury Scouting Group	Inform about NDP and invite to 10 December Briefing and Consultation Event and provide copy of Bulletin 7.
27	16 Oct 2016	Liaison with Hereford and Gloucester Canal Trust	Secretary of Canal Trust	Inform about NDP and invite to 10 December Briefing and Consultation Event and provide copy of Bulletin 7.

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
28	27 Oct 2016	Liaison with Ledbury Town Council / NDP	Deputy Clerk Ledbury Town Council	Inform about NDP progress and invite to 10 December Briefing and Consultation Event. Also, to highlight three key issues: 1. Concern about the Ledbury viaduct development and its impact on increased traffic flow through Wellington Heath. 2. The creation of a safe walking route to Ledbury. 3. The maintenance of a strategic development gap between Wellington Heath and Ledbury.
29	4 Nov 2016	Liaison with Bosbury and Coddington Parish Council	Chairman and Parish Clerk of Bosbury and Coddington Parish Council	Inform about NDP and invite to 10 December Briefing and Consultation Event.
30	Nov 2016	Seventh NDPWG bulletin distributed	All parishioners	Provide definitions for Settlement Boundary, Local Green Space, and Allocated Development Sites and to announce the upcoming public events on Saturday 26 November and Saturday 10 December.
31	Nov 2016	Published explanatory papers on the NDPWG website on the topics to be covered in the 10 December Parish Briefing and Consultation Event	All parishioners with access to the internet	Provide explanations and rationale for the options and proposals on Settlement Boundaries, the Strategic Gap, Local Green Space and Proposed Allocated Development Sites.
32	4 Nov 2016	Liaison with Ledbury Allotment Association	Chair Ledbury Allotment Association.	Inform about allotments being designated as a community facility.
33	26 Nov 2016	Welcome to Newcomers Event in Village Hall	Primarily new parishioners and others attending the event	Inform about NDPWG activities. Encourage parishioners to provide feedback and use the village and neighbourhood development plan websites.
34	Nov 2016 to Feb 2017	Request to selected parishioners to comment on the draft NDP	Three parishioners: A. Wood, M. Low & D. Packman	Seek advice on the draft NDP primarily with respect to ease of reading/understanding. <i>(See Consultation Account 3 in section 1.5 below)</i>

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
35	10 Dec 2016	Parish briefing and consultation event.	All parishioners and landowners of preferred allocated sites were invited. 45 people attended including 1 landowner living outside the Parish.	Brief proposals for Settlement Boundary options, Strategic Gap location, Local Green Space Proposals, Proposed Allocated Development Sites and provide a summary of other draft policies from the draft NDP. Provided and collected response forms for parishioners to provide their views on the topics mentioned previously. (See Consultation Account 4 in section 1.5 below)
36	Dec 2016 to end Jan 2017	Provided briefing material, response form and a copy of the draft NDP on the NDPWG website	All parishioners with access to the internet	To encourage parishioners who did not attend the 10 December Event to complete a response form.
37	9 Jan 2017	Liaison with Ledbury NDP	Ledbury Town Council Deputy Clerk	Inform Ledbury Council of status of Wellington Heath NDP and the issues covered in the 10 December Consultation.
38	Feb 2017	Eighth NDPWG bulletin distributed	All parishioners	Provide initial results from the 10 December Consultation Event. Encourage parishioners who had not yet responded to do so. Outline the next steps in the NDP process.
39	23 Mar 2017	Conversation with landowner of Site 19a North	One landowner	Discussed landowner plans for development.
40	May 2017	Ninth NDPWG bulletin distributed	All parishioners.	Provide a summary of the progress to date, and introduce the Reg. 14 public consultation process. Informed parishioners of the alternative ways to comment on the NDP; a physical Feedback/Response form, an on line form, and direct contact via email or telephone.
41	May 2017	Parishioner Feedback/Response forms distributed to all houses in parish for Reg. 14. Consultation.	All parishioners.	Invited representation on the draft WHNDP giving details of internet links to take the survey on line as well as encouraging response by using the delivered form. Instructions for returning form and deadline given. (See Consultation Account 5)

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
42	May 2017	Stakeholder and Statutory Consultees Reg. 14 consultation.	Stakeholder and Statutory Consultees contacted by Data Orchard, the WHNDP consultants.	Invited representation on the draft WHNDP at Reg. 14 stage. <u>(See Consultation Account 5 in section 1.5 below)</u>
43	12 May 2017	Advertisement ref. Reg. 14 in Ledbury Reporter.	Local readership of the Ledbury Reporter.	Invited representation on the draft WHNDP giving details of internet links for further information and also for making representation.
44	May 2017	Reg. 14 public consultation mentioned in the Village Voice section of the Ledbury reporter on three occasions during the consultation period.	Local readership of the Ledbury Reporter.	The parish correspondent for the Ledbury Reporter reminded readers of the deadline for representations and encouraged action
45	May 2017	Contact with Ledbury Town Council / NDP. Contact with Bosbury and Coddington Parish Council.	Chairs of the organisations.	Informed these organisations that WHNDP was at Reg. 14 stage and invited representations.
46	May 2017	Direct contact with landowners living outside the village of Wellington Heath.	4 landowners.	Informed the landowners that WHNDP was at Reg. 14 stage and invited representations.
47	May 2017	Direct contact with businesses/organisations previously contacted whose management reside outside the parish.	Organisation secretaries, or managers	1. Ledbury Scouting Group. Site in parish. 2. Hereford and Gloucester Canal Trust. Part of old canal in parish. 3. Ledbury Allotment Association. Site in parish. 4. Local manager of the Wellcome Trust, tenants of Hilltop Fruit Farm. Farm adjacent to parish. All informed that WHNDP was at Reg. 14 stage and invited representations.
48	May 2017	Advise Herefordshire Council ref Reg.14.	Ward Member and the NDP Team at Herefordshire Council	Informed that WHNDP was at Reg. 14 stage.

	Date	Type of Consultation	Who Consulted	Purpose of Consultation
49	5 Jun 2017	Conversation with landowner of Site 23.	One landowner	Discussed whether the landowner had any new proposals ref. future development.
50	19 Jul 2017	Letter received (outside consultation period) criticising length of NDP and making comments on housing, plot size and vegetation.	One parishioner	Peter Constantine, as meeting chair, responded by letter, and spoke personally to the parishioner, briefly explaining the process to date.
51	20 Jul 2017	Letter received from landowner living outside the parish stating his vision for part of his land on Site 21	One landowner	Peter Constantine, as meeting chair, responded email. Informed landowner that his letter would be part of the Reg. 14 consultation.
52	Aug 2017	Tenth NDPWG bulletin distributed as part of the Parish quarterly Newsletter	All parishioners.	Informed parishioners about the timetable of the WHNDP response to parishioner comments.
53	3 Aug 2017	Conversation with landowner of Site 19a North.	One landowner	Expressed concerns to the landowner about the size of houses planned for the site.
54	Oct 2017	Conversation with representatives of the Parochial Council of Christchurch, Wellington Heath.	Two Parochial councilors	Discuss future needs for cemetery space.
55	Nov 2017	Eleventh NDPWG bulletin distributed as part of the Parish quarterly Newsletter	All parishioners	Informed parishioners about the results of the WHNDP Reg. 14 consultation in summary form.
	Future 20 Jan 2018	Welcome to Newcomers Event in Memorial Hall	Primarily new parishioners and others attending the event	Will inform about NDP, and have Reg. 16 draft NDP available plus exhibit policies map.
	Future Feb 2018	Twelfth NDPWG bulletin distributed as part of the Parish quarterly Newsletter	All parishioners	Will inform parishioners about the current timetable of the WHNDP and likely referendum date.

1.5 Consultation Accounts (*Specific Face-to-face Consultation and Feedback Events*)

Neighbourhood Development Plan for Wellington Heath Parish	
Consultation Account Number: 1	Event Date: 19 February 2015
Location: Wellington Heath Memorial Village Hall	
Event title: Wellington Heath Neighbourhood Development Plan	
Number of attendees: 29 parishioners plus speakers.	
Information presented:	
<ul style="list-style-type: none"> • Introduction and welcome: M. Low - Chair Parish Council • Why have a neighbourhood plan: F. Rozelaar – Parish Councilor • The legislative context of NDPs: C. Davis. • Neighbourhood planning in Herefordshire: K. Johnson – Planning Officer • Request for volunteers to develop a plan: F. Rozelaar 	

Summary of the issues raised in the comments received	Number of comments with this issue	How the issue has been addressed in your Neighbourhood Development Plan <i>(Not applicable at this stage – answers to queries are given)</i>
Was there a need for a renewable energy policy within the NDP?	1	No
How are consultants selected for the NDP Project?	1	This is not directed by Herefordshire Council, selection is by competitive tender.
Who pays the community Infrastructure Levy?	1	Charged to the developer when planning is approved.
Is there a requirement for affordable housing?	1	Ledbury locality requires 40% affordable housing within developments but to a degree this can be negotiated by a developer with the Council
How is the plan examination process carried out?	1	An examiner is appointed by Herefordshire Council. This person will have planning experience/expertise. Public hearings may not be necessary.
How many NDPs have been adopted in Herefordshire to date?	1	Zero ; 20 plans are in draft and 2 have progressed through to section 16 stage (submission of final plan)
Can a NDP be modified after adoption?	1	A review process can be built into any neighbourhood plan if required

Neighbourhood Development Plan for Wellington Heath Parish

Consultation Account Number: 2

Event Date: 19 March 2016

Location: Wellington Heath Memorial Village Hall

Event title: Housing Where and Why?

Number of attendees: 90 parishioners plus speakers.

Information presented:

Two briefing sessions were held starting at 10:00 and 14:00 hours. Each session covered the following topics.

- Introduction and welcome: F. Rozelaar – WHNDP Working Group Member
- Results of the Parish survey: Data Orchard - consultants.
- The landscape survey methodology and results: Carly Tinkler - consultant.
- Possible Housing Development sites: F. Rozelaar.

In addition an exhibition of the following information ran from 9:00 to 18:00 hours.

- Vision statement selected as a result of the Parish survey.
- Original and Revised Objectives based on Parish survey results.
- 3D model of the parish showing the landscape survey parcels which were assessed.
- Various maps showing the neighbourhood area, the parcels assessed in the Landscape survey, the results of the landscape survey etc.
- Summary charts showing the basic results of the Landscape Survey.
- Printed copies of the Landscape survey.
- A summary of Business requirements in the Parish
- Malvern Hills Area of Outstanding Beauty (AONB) Information and guidance documents.
- Development site preference response forms.
- A next steps flowchart showing the stages in developing an NDP.

Summary of the issues raised in the comments received	Number of comments with this issue	How the issue has been addressed in your Neighbourhood Development Plan
After 2031 could the number of houses required be changed or increased?	1	Yes. New targets are likely to be set. Historical old plans are inevitably superseded by new plans
What are typical housing densities?	1	In the AONB about 10 per hectare, in Herefordshire between 20 and 30 per hectare
How is the rural nature of the parish road system to be maintained? The concern was linked to the proposed Ledbury viaduct development proposed access to the Bromyard Road.	1	Carly Tinkler commented that if a road has to be enlarged to accommodate the vehicles involved in a development than this change could be used as a reason for objection. Frank Rozelaar commented that he was pessimistic about the Bromyard Road Development. He

		assured the audience that he was working with Liz Harvey, Ward Councilor, to try to ensure that the proposed accesses onto the Bromyard Road does not have an adverse effect on the roads within the Parish.
Will there be compulsory purchase of sites?	1	No compulsory purchase. The landowner drives the process making the decision to develop and then carries out the development.
Some parcels have private gardens included in them, why?	1	The parcel designates an area for assessment and ignores the ownership of the land.
77 Response forms were finally returned.	77	The preferred sites for possible development were used to initiate discussions with the relevant landowners. In addition the results formed an input to the definition of settlement boundary options, and feedback to parishioners in NDP Bulletin 5.

Neighbourhood Development Plan for Wellington Heath Parish

Consultation Account Number: 3

Event Dates: November 2016 to February 2017

Location: Wellington Heath

Event title: Feedback on early draft of the NDP

Number of Consultees: 3 parishioners. Mr. A. Wood, Mr. M. Low, Mr. D. Packman.

Information presented:

The three parishioners were provided with an early draft of the NDP and asked for their overall views on the document. In particular whether they thought the draft NDP would be easy to read and understood by parishioners who might not be familiar with neighbourhood planning.

Use of Information Provided: The comments received were used to inform the further development of the draft NDP.

Comments from parishioners who agreed to review NDP Dec 2016

Allan Wood

16 Dec 2016 - Comment on consultation event response form >

I wish to congratulate the author(s) of this comprehensive document and those involved in its preparation. It wholeheartedly deserves my support. Congratulations on a good document; wholly supported.

Frank Rozelaar verbally established that Allan Wood had not read all the the document in detail. Allan Wood agreed to review it in detail and sent the following :-

30 Dec 2016 - email comments on v09.01

Frank,

Having read this rather long document I am happy to support it. Protecting what character the village still has is very important and not compromising it by allowing large brick boxes to be built in preference to smaller houses (as witnessed in the 70s and 80s) particularly in the more sensitive area of The Common.

Allan

David Packman

24 Nov 2016 - Comments on v08.01

I have read the draft NDP with great interest and feel it is an excellent and comprehensive document which should be readily understood by a wide range of readers. My congratulations to all involved with its preparation.

I attach my comments which, as you will see, are very minor (pernickety?) and hope they are helpful.

As an aside, I very much liked the restrained comments in the Photographic Guide about some of the more modern houses in the village - including my own home!!!

Good wishes,
David Packman

Page 7. Sets the scene very well.

Page 9 Line 87. 'Scout's' should be 'Scouts'.

Page 10 Lines 115/116. Ought not the significance of 'more detailed documents' be explained?

Page 10 and elsewhere. There should be more consistency in putting terms in full (eg: National Planning Policy Framework) and only using abbreviations such as NPPF.

Page 12. The meaning of the diamond-shaped marks should be identified in the same way as for the parish boundary. Confirmed by HC they are Herefordshire trail long distance path.

Page 15 Last Two Lines. The words 'thresholds and targets' might benefit from explanations as to their meaning.

Page 16. The term 'Special Areas of Conservation' should be explained in order to identify its relevance to SSIs and AONBs.

Page 20. LCSA should be spelt out in full in the heading.

Page 26 Lines 382 and 383. For grammatical reasons one of the words 'such' should be replaced by a synonym.

Page 26 Lines 402 to 409. I recognise that this section has been lifted from another document but I found it complicated to read and difficult to understand.

Page 34 Lines 512 and 513. I found this to be self-contradictory.

Page 47 Lines 741 to 745. No mention is made of Dumbleton Wood. Is this deliberate?

Page 51 Lines 778/779 and Page 83 Lines 1549/1550. The mention of the Memorial Hall being 'on a ridge' makes it sound as if it is close to Christ Church.

Page 52. The significance of the differing number of arrows at various view-points would benefit from an explanation.

Page 54 Line 846. The terms 'Passive House' and 'BREEAM' should be explained.

Page 67 Line 1037. The words 'physical geography' or 'topography' would be better understood than 'physiography'.

Page 68 Line 1076. Might 'mixture' be better than 'organic composition'?

Page 69. In the chart 'assarted' should read 'assorted'.

Page 73 Lines 1236 to 1239. Do the words 'organic' really help with the understanding?

Page 75 Lines 1308 to 1313. These lines appear in a smaller font size than the remainder of the document.

General. While there are many mentions of local flora, there is only passing mention of fauna. Is this deliberate?

5 Dec 2016 emails to meet with David Packman regarding his comments

Frank,
Thank you. 1930 will be fine.
David

David

Would 7:30 at pub Thurs be OK?

I have had confirmation that the red diamonds on map 1 are the Herefordshire Trail. I am not sure why they are there, the map was created by HC. We can add an explanatory sentence above the map.

Regards

Frank

On 05/12/2016 08:46, David Packman wrote:

Frank,

Thank you for both messages. I would be very happy to meet at The Farmers Arms on Thursday evening. Please suggest a convenient time.

I had thought about suggesting a glossary but discounted it mainly because to do so would add more pages to an already long document.

Good wishes,

David

-----Original Message-----

From: Frank Rozelaar

To: David Packman

CC: Gordon Kirk

Sent: Sun, 4 Dec 2016 16:24

Subject: NDP

David

I have been looking through your helpfully detailed comments on the NDP.

Would you be willing to meet in the pub one evening to discuss some of the points?

Would Weds or Thurs evening be OK?

I now have a properly printed volume 1 of the NDP so a pub meeting is viable.

Many of the points you have raised relate to wording we have adopted from elsewhere whilst other points raise the issue of whether we should have a glossary or alternatively try to avoid a glossary. In some cases we might explain what is meant whilst elsewhere it may be best to remove some of the less easily understood text. A discussion would help me to judge which is the best approach.

Regards

Frank

Marcus Low

20 Dec 2016 email

Hi Frank

I'm sorry I'm so late in getting back to you – I've just been up to my eyeballs in policy work at the business and it's been heavy going.

Firstly, I just want to thank you for all your hard work and patience, (and that of the working group's), in getting this document together; and for giving me the opportunity to comment on this draft NDP.

I'm not too familiar with layouts of these plans so I went online to see a few current examples.

I can see how they all look familiar.

I don't have any issue with the technical content and detail of the document, it amazing.

My only gripe is the layout and how well this will be read by the ordinary person. (without planning expertise or insight).

These are some comments for you to consider:

1. I think the Neighbourhood Development Plan document title on page 1 should have (NDP) in brackets after its first mention (to define the acronym)
2. Are you going to move/remove the Amendment History on page 2 on the final draft and prior to publication? It could appear at the end of the document.
3. It seems that a Neighborhood Plan is about bringing people together to influence the future of the place they live and work in. It's your town; your future! "Slogan".

For this reason, I think the Introduction (sections 2.1 and 2.2) starting on page 8 should be extended and interspaced with illustrations to get across its salient message to the ordinary person. I think there should be a lot more in here that could explain to the layman (in plain-English...even inn bullet points), just what this document boils down to. There is no reason why this can't be spanned over several pages. I believe that this would then be a key part of the document and spell out to the ordinary person the focus of the main document. This might then help summarise the essence of what the document says, without leaving it too exposed to interpretation by planners & Councils. (if it was just left to the details). It could also then help existing village folk to more easily understand what would, and wouldn't be considered suitable for development.

4. I think more images to express the messages would help. The document is quite heavy going as it stands. It might suit a planning department, but won't necessarily win the hearts of the village folk. I believe that some people find images, (if used cleverly and effectively), easier to comprehend and paint a picture in their minds. What about adding a group shot of the NDP Working group? I believe this would get across to the reader that its very much a village document, produced by the villagers.

Obviously, these are just my comments as a layman – without any understanding of the rules & restrictions the NDP group need to follow when writing the plan.

Hopefully the feedback is of some help.

Keep up the good work!

Cheers
Marc

[16 Feb 2016 emails following up on Marc Low's comments](#)

Marc

Please could you look at pages 2 and 3 of the attached, we wrote this Foreword in response to your useful comments on the earlier draft. The Foreword can be in a more informal style than the main text because we plan that the Foreword will be amended to suit the specific purpose of each major release of the document and will be of a different form by the time we get to the very official release for the Examiner. The next release will be for the first official public consultation (called Reg 14) so we thought that a quick overview very much aimed at parishioners might be helpful. What do you think of pages 2 and 3 ?

There has also been some streamlining of the remainder of the document with perhaps a little more still to do so I suggest you don't spend any time looking at any more than pages 2 and 3 just now.

Thanks for your help.

Regards

Frank

17 Feb 2017

Hi Frank

I think this is much, much better.....I now understand the reason for the formal wording in the main document and it explains a few 'terms' like "Settlement Boundary" & "Strategic Gap"- which I'm sure a few in the village just wouldn't know.

Para 40 currently reads:

This will be further checked by Herefordshire and by an independent examiner who will be appointed by the Government. Any comments they make will again be taken into account and a final version published. This will be voted on by the parish, and if a majority is in favour, it will be adopted by Herefordshire Council. That means it can be used as evidence when commenting on planning applications.

Should that read Herefordshire Council – just to be clear?

Anyway it's all good as far as I'm concerned, it explains how its carried out by volunteers (perhaps you should state Parish Volunteers?and a photo of the actual NDP team of volunteers might be a nice touch?) – and it now serves as a good introduction to the main document.

Thank You!

Neighbourhood Development Plan for Wellington Heath Parish

Consultation Account Number: 4

Event Date: 10 December 2016

Location: Wellington Heath Memorial Village Hall

Event title: Housing Where and Why? – Latest News

Number of attendees: 45 parishioners. Other parishioners were asked to respond by using the information and response form provided on the NDP website. Ultimately 50 response forms were returned.

Information presented:

Two briefing sessions were held starting at 10:00 and 14:00 hours. Each session covered the following topics.

- Briefing covering the key topics of Settlement Boundary, Strategic Gap, Local Green Space and Allocated Development sites as well as other policies included in the draft NDP: F. Rozelaar – WHNDP Working Group Member

In addition an exhibition of the following information ran from 9:00 to 18:00 hours.

- The Vision & Objectives for Wellington Heath chosen by parishioners.
- Maps illustrating the landscape capacity assessment results and the preferred development site choices parishioners made at the 19 March consultation.
- Settlement boundary options.
- Proposed allocated development sites.
- Information and draft policies specific to each development site. In some cases Landowner initial plans and proposals were also available.
- Local green space proposals.
- The strategic gap proposal.
- A viewpoints map.
- Proposed policies for future development in the village and parish.
- A Neighbourhood Development Plan (NDP) progress chart.
- Village and parish policy maps which show graphically the areas within the village and parish where specific policies will apply.

Summary of the issues raised in the comments received	Number of comments with this issue	How the issue has been addressed in your Neighbourhood Development Plan <i>(Not applicable at this stage – answers to queries are given)</i>
Has the sewer system been approved for the plan?	1	This gets done only towards the end of the next consultation period (known as the Regulation 14 Consultation); the utilities won't comment until then. The questioner stated that it was necessary to ensure that new properties adequately provide for surface water run-off. He was assured that this is already covered in the draft NDP.

Who will own the Local Green Spaces and new footpaths?	1	Green Space on Site 23 (the proposed allocated site to the top of The Common on the west) might be owned by the Parish Council. For the most part, this is still open. Anyone might own it, including the Parish Council. Local Green Space is not a statement about ownership; it is a statement about the usage of the land.
Will there be enough parking spaces on the new sites?	1	Yes. This is described in detail in the draft NDP.
Do we have any influence on highways?	1	No. Herefordshire Council is the Highways Authority and is responsible for highway matters.
Why are we proposing to talk to Ledbury NDP Working Group about the Strategic Gap?	1	We would like the gap to be larger and stretch into Ledbury, possibly as far as the Bromyard Road. This will not happen if we do not liaise with Ledbury.
What are the Settlement Boundary options?	1	: These were described (as per the hand-out notes). The aim is to define a Settlement Boundary separating the settlement of Wellington Heath from what is known as open countryside which will enable the housing target to be met but with a low likelihood of exceeding it (that being the parish's wish as shown by the March 2016 consultation).
Should we extend the Settlement Boundary to include the houses that we want to be developed?	1	Yes. That is what we are doing.
Will there be windfall developments?	1	Yes. These are allowed for within the NDP.
In deciding on the Allocated Sites, have we examined the votes in terms of where people live? (It was not clear whether or not the questioner felt that people living near a site should have a greater or lesser vote than those living further away.)	1	No. We have assigned equal votes to all people. It was pointed out that there were many sites which are remote from where many people live and which had a small number of preferences (votes).
If we were to extend it (<i>settlement boundary</i>) to the northwest, could we reduce the Allocated Sites elsewhere?	1	Yes.

Neighbourhood Development Plan for Wellington Heath Parish

Consultation Account Number: 5

Event Date: 12 May to 30 Jun 2017

Location: Questionnaire hand delivered to all houses in the parish. Response via internet or written response to advertised delivery point.

Event title: Public Consultation We Need Your Feedback! (Regulation 14)

Number of responses: 50 parishioners responded, all Landowners of Allocated sites responded and Statutory Consultees.

Information Presented and Basis of Consultation:

NDP Bulletin 9 announced the consultation and was hand delivered to every house in the parish. Statutory Consultees, owners of allocated development sites and adjacent parishes were all individually invited to access the draft NDP via the WHNDP website and respond via an on line survey tool, by email or on paper. Paper copies were offered on a loan basis although the take-up was extremely low.

Summary of Representations (This summary formed the basis of WHNDP Bulletin 11)

Fifty parishioners responded at the Reg 14 consultation. Representations were also received from Herefordshire Council, The Malvern Hills AONB, Natural England, Welsh Water, Severn Trent, The National Grid, The Council for the Protection of Rural England (CPRE), and two landowners who live outside the parish.

Parishioners were specifically asked to indicate whether or not they supported the NDP. Forty supported it, three supported it with some reservations, and four objected. The remainder did not complete this question or were unclear. Of the parishioners who wrote comments about their overall impression, thirty-eight supported the NDP, the majority making very positive remarks.

The majority of the comments specific to individual policies were very positive. Some respondents wrote short comments. A few were lengthy, detailed, often disagreeing and offering alternative wording.

Herefordshire Council said that the strategic gap, proposed to maintain a clear separation between Wellington Heath village and an expanding Ledbury did not conform to national policy; our planning consultants have assisted with this important policy. The revised policy is based on a similar one in an adopted NDP.

Herefordshire Council made other comments which have been addressed by detailed amendments.

Natural England, Historic England and the CPRE were very positive about the NDP and the Malvern Hills AONB is supportive although they suggest detailed changes which are reflected in some of the amendments

Parishioners were asked to read the draft plan and comment on any aspect; attention was drawn to some specific policies that were felt to be possibly more controversial. The overall support for the intention of these policies was between 75% and 90%, but despite this high level of support there were issues and concerns to address.

The main issue which parishioners chose to comment on in their overall remarks concerned a need for smaller, lower cost houses. Low cost housing was mentioned in the comments by a substantial minority (20%), and in the NDP questionnaire low cost homes were second in assumed need with a 66% rating. There is not enough low cost housing in the village of Wellington Heath. It is relevant to comment that affordable housing and low cost housing are defined as two different things. In 2009 Herefordshire Council confirmed that there were no

sites suitable for affordable housing in Wellington Heath (that is housing provided at below market prices/rental and therefore subsidised in some way) because of the steep terrain. Also the Herefordshire Core Strategy policy that directs a developer to provide 40% of a development as affordable homes only applies to developments of over 10 houses. None of the proposed developments will be larger than 7 dwellings.

A few parishioners commented that the policies should be more strongly supportive of smaller, more affordable houses together with smaller gardens. Some of the remarks, particularly about the distinctive origins of Wellington Heath village, and specifically Victoria Row, have prompted reconsideration of smaller and terraced houses. The working group had previously been deterred by the parish response to the NDP questionnaire that did not favour terraced housing (35% for, 50% against). The new Policy WH4.1 requires a maximum size of new dwellings of 3 bedrooms. It is more specific in its wording and now more accurately addresses the evidence base information on mix and size of existing dwellings, market prices and, in particular, the findings of the Ledbury Housing Market (Rural) Assessment that forms an element of the evidence base for the Herefordshire Core Strategy. This is addressed in more detail in Schedule 3 List of Alterations under Policy WH4. Policy WH5.14 now supports terraces and small groups of similar houses in response to comments by Herefordshire Council and consistent with increased support for smaller, lower cost houses.

The topography of the village increases building costs and private builds tend to be large. The problem is how to encourage smaller homes. Allocated Site 23, was originally allocated for smaller (2 bed) homes, therefore creating a variance of housing size throughout the allocated sites. However this did not create a variance within this allocated site. Policy changes have been made to create a variance within this allocated site and to encourage two and three bedroom houses within the parish.

A few parishioners thought the landscape and design policies were too restrictive. However, rather more parishioners chose to comment positively about policies which protect the character of the parish. Some questioned why it is necessary to repeat AONB guidance in the NDP policies; the understanding is that it will have a lesser weight than NDP policies. AONB guidance is enshrined in NDP policy only where appropriate and the NDP is an opportunity to influence how guidance is interpreted. The Herefordshire Core Strategy also stresses the importance of local distinctiveness, especially in AONBs.

Some parishioners misinterpreted the policy on design cues from pre-1900 buildings, assuming that the plan intended to replicate the past. The NDP policy does not seek to create 'pastiche' old style dwellings, but simply to pick up design cues in the development of new dwellings. Contemporary design was supported, though there was some concern about modern building "fitting in".

There were comments and some concern about choice of the description "pre-1900" buildings. Some relevant concerns were expressed about the need to take into account the improvement of the old cottages in the policies. Comments were made about the style of extensions and rebuilds, and again much thought has been given as to how to improve the relevant policies.

On the subject of sub-divided gardens, plot size, fences and hedging, the clear message was a desire to retain the current character of Wellington Heath village. The Working Group have redrafted certain policies to emphasize the need for developments to relate well to their landscape setting rather than being overly prescriptive about size of plots.

All representations have been considered and debated and responses to every comment are shown in schedules 1 and 2. Every alteration to the draft NDP is shown in Schedule 3 and has an accompanying reason.

Wellington Heath Neighbourhood Development Plan

Consultation Statement Schedule 1

Community Representations and Responses

1.1. Methodology for receiving community representations

This Community Schedule is largely based on the proforma downloadable from the WHNDP website and replicated in an on-line survey tool. All but three of the responses received were either completed via the online survey tool or completed in paper format and then manually inputted into the survey tool by the research consultants for WHNDP. The identity of respondents has been removed, advertisement of the consultation promised anonymity.

1.2 Use of this Schedule with Schedule 3 List of Alterations

This schedule shows the response (in blue) to each parishioner representation (PAR01 to PAR50), including a brief explanation of relevant alterations to the NDP. Full details of alterations to the NDP and more complete reasons for change can be found in Schedule 3 List of Alterations.

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR01
Overall impression	Y	Support	It ensures that future development in the parish will be of suitable scale and nature and I certainly support it. It reflects the dogged hard work, over a long period, of a band of dedicated Working Group members.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR02
Overall impression	Y	Support	Plan Well written and presented. Most options suggest that the nature of the village its views and the privacy of existing properties have been considered. The plan is forward thinking and addresses many issues of current importance to existing villagers.	
			Noted	
WH5.4	Y	Support intention	Plot sizes should allow for and encourage the development of home produce plots so should be large enough to encompass these and leisure activities	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.5	Y	Support intention	Gardens should be separated by hedges or low fencing and be separated from roadways by these to prevent intrusion by dogs, humans and parking of vehicles.	
			Policies WH5.7 and WH5.8 support hedges and fences which protect and enhance the landscape.	
WH5.8	Y	Support intention	Open plan is not a good option or in character with the village.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR02
			Policies do not support open plan.	
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention / Comment	Part of the character of the village is the array of architectural styles, but modern styles would need to be monitored to ensure that they fit in with the existing properties. Rows of roofless cubes would not be a good idea!	
			The policies support variation of styles whilst limiting further erosion of local distinctiveness. Policy WH5.15.2 is slightly amended to support contemporary designs which respect the locality and integrate with the landscape. Policies WH5.15.1 and WH5.15.2 are complimentary and not alternatives.	
Other Comments WH2		Comment	WH2- Protected Green Spaces. Very important to preserve the green space along the ridge from Horse Road North to Ledbury Road. This creates Green breaks in the village and ensures that the characteristic views in the direction of Frith Wood and the Marcle Ridge are maintained.	
			Noted. Policy WH14 protects ridgelines. No change	
WH7.8		Recommendation for change	WH7.8: Ridge Line 19a North should not be changed from current hedgerow to Native Trees as these would severely impact on the light levels experienced by current properties. These would also impede the views of the setting sun over Marcle Ridge.	
			The trees along the ridgeline to 19a north were removed when the 1970's development off Floyds Lane was built. Viewed from a distance a gap in the ridgeline vegetation is apparent (see Photographic Guide - Appendix 3 and Landscape Sensitivity and Capacity Assessment section 6.2.21). This natural wooded ridgeline is of great importance to the local landscape character and should be preserved as far as possible with trees replaced where removed in the past. It is not considered light levels would be significantly affected. The Landscape Sensitivity and Capacity Assessment highlighted the loss of treeline and recommended reinstatement. No change.	
WH7.9		Recommendation for change	WH7.9: Siting of footpath crossing 19a North should take account of the privacy of existing properties and thus not run along the top of the ridge, but run diagonally to the top of the field (that is if permission is given by current owner of land from gateway to road for it to cross)	
			Allocated Site 19a north has no direct policy referring to a new footpath. No change.	
WH7.6		Recommendation for change	WH 7.6: The plans should state that no access should be given to 19a by way of private road off top of Floyds Lane Strongly support the need for a safe pedestrian/cycle route to Bromyard Road, this may become more important if the plans to build on the Viaduct Site come to fruition as the route through the village is likely to become a rat run for traffic to Malvern.	
			There may be land ownership and road safety constraints on access from both Ledbury Road and Floyds Lane, it is not appropriate to be prescriptive about the access route. The current planning application is for access from Ledbury Road. The upper part of 19a is covered by policy WH2 which designates Local Green Space. No change.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR03
Overall impression	Y	Support	My impression is that the plan is well researched and reflects the full consultation that the working group have had with the community in Wellington Heath. I support the plan as the best option for our neighbourhood development as it meets all the required criteria with minimum impact.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR03
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None	None	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR04
Overall impression	Y	Support	I am very impressed with the Wellington Heath NDP and give it my full support. There have been a number of meetings and discussions held encouraging people give our opinions and making us feel our thoughts where important and acted upon. It is nice to know we have been listened too and our opinions and concerns have been heard and can make a difference.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None	None	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR05
Overall impression	Y	Support	I found the Wellington Heath NDP a little difficult to comprehend at first, but after several re-reads and discussing it with friends and family, it all began to make perfect sense. I do support it and the main reason is because I want the community to maintain the country village feel of this village, and to protect its wildlife and good proportion of green space.	
			It is difficult to write the NDP suitable for all its different audiences including parishioners, planners, planning inspectors, lawyers, statutory bodies including Natural England and Historic England and of course developers. The NDP seeks to balance development with protection of the distinctive rural character	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention/ Recommend change	I accept this generally as a "starting point" rule - but I think exceptions should be considered if for example it was for a very small cluster of retirement homes - with small but easy to maintain gardens. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.8	Y	Support intention	Totally agree	
			Noted	
WH5.12	Y	Support intention	Fully agree	
			Noted	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None	None	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR06
Overall impression	Y	Support	I think it's very well written and thought through. I appreciate that being a legal document, it's never going to be the easiest of documents to read, but I fully understand its importance and the necessity for its style and layout. I support the document 100% and recognise the tremendous achievement by the working group members in creating this invaluable asset to the Parish.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments Appendix 3		Comment	This is just a general comment (not specific to any policy or statement): I would have been happier with the labelling of property photos - e.g. House names/Numbers/Road names. I recognised many of them, and some house names were mentioned, but I did wonder if it might be useful as a reference to label them all, e.g. for current reader usability/cross reference, or indeed for future archive reasons? If there is a data protection or privacy issue, then of course, I quiet understand.	
			There was a slight concern about privacy and security so the compromise was to name pictures of houses in the NDP but not the much larger number in Appendix 3.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR07
Overall impression	Y	Support	I support the Wellington Heath NDP.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None	None	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR08
Overall impression	Y	Support	It is a comprehensive, well researched and well judged document. It is supported as being the best plan for the future of the parish and safeguards the distinctive physical elements of the area both natural and man-made.	
			Noted.	
WH5.4	Y	Support intention	Historically plot sizes have been large enough to contain a garden, vegetable allotments and enclosures for poultry, etc. More recently plot sizes have reduced in size but this trend is not characteristic of the village.	
			There is a divergence of parishioner views on plot size. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.5	Y	Support intention	This is a sensible way to achieve infill development without "cramping" houses on to small plots making an area of very dense housing. It helps to maintain one of the distinctive features of the village.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR08
			There is a divergence of parishioner views on plot size. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.8	Y	Support intention	This policy reflects the rural nature of the village.	
			Noted	
WH5.12	Y	Support intention	This is intended to retain as much of the historic housing stock in the village and should be supported. See comment regarding The Old Infants School below.	
			Noted , However the policy has made less prescriptive, see Schedule 3 List of Alterations item WH5.12.	
WH5.15.1	Y	Support intention	This helps to reinforce the historic and characteristic elements of the village.	
			Noted	
WH5.15.2	Y	Support intention	This provides an opportunity for innovation. There is a place for contemporary designs in the right landscape setting.	
			Noted	
Other Comments WH5.14		Recommend change	WH5.12 and WH5.15.1: The Old Infants School House on The Common should be listed to protect it from demolition or inappropriate development. As a minimum it should be classified as a "Local Heritage Asset".	
			At present The Old Infants School is not protected because it is not a listed building. The Parish Council may explore listing, perhaps as a "Local Heritage Asset List" but as a separate exercise after the NDP.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR09
Overall impression	Y	Support	I support it fully.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comment	A fine piece of work.	
			Noted	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR10
Overall impression	N	Object	The document reflects a lot of hard work and recognition would be given to those involved. It is still far too long. In its current form we cannot support the document. In our opinion it does not fulfil the actual agreed objectives and does not sufficiently take on board villages concerns, from earlier consultation events, re need for low cost housing. It is also far too prescriptive in many of its design requirements and tends to base the characteristics of the village on pre 1900 developments.	
			Three parishioners were critical of the presentation of the NDP, far more chose to make positive comments about its presentation. WH4 has been revised to support smaller houses, see Schedule 3 List of Alterations item WH4 for details. The comment about design has been considered in the revision of WH5 Built Character.	
WH5.4	N	Object	Why do we need large plot sizes? Most people don't want large gardens which are difficult to maintain. We know of at least three residents who have had to sell their property in part because of the size of the garden.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR10
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.5	N	Object	WH5 Point 5 reads 'The size of the newly created plots, including that of the existing building must be less than the average size of the residential plots bordering the sub-divided plot (i.e.: those with a common boundary, which may be across a road or sharing a corner).' Why do we need large plots for all new dwellings? What constitutes a large plot? Many people now prefer small manageable gardens. This would be very difficult if the PC wants to develop 6 dwellings on plot 23	
			See response to WH5.4 above. Amend Policies WH5.4 and WH5.5 (now WH5.3) address this point by better relating plot size to house size and landscape setting.	
WH5.8	N	Object	Why do fences need to be low and informal? I don't believe this is currently the case and surely people are entitled to privacy? (You refer to this need elsewhere in the document). Why is close boarded fencing inappropriate? Creating a boundary of native hedging is expensive and takes time - there are also ongoing maintenance issues.	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment planting of hedges reflects the rural nature of the village.	
WH5.12	N	Object	We are not convinced that this is either realistic in all cases or even desirable. This didn't apply to Oak Tree Close. The three houses built there are, in our opinion, more representative of Wellington Heath today and are an attractive style and design. Certainly far better than the single brick, mud floored 'cottage' they replaced. (Although later in the document (re Photographic guide) we note that this was the only controversial development in the village). In any event why is there a focus on pre 1900 houses?	
			The policy has been amended and is now less prescriptive. The retention of pre-1900 buildings is supported because they impart more character and distinctiveness to the village than do modern buildings. However, the policy has been amended to include an "economic test" whereby demolition of pre-1900 buildings is permitted if the cost of renovation is prohibitive.	
WH5.15.1	N	Object	'Development should incorporate materials with a similar type, colour, and texture to those found in the pre-1900 buildings of the village'. Why pre 1900? What are these materials that make them unique? Does this largely prohibit new building designs and materials?	
			Features of the older dwellings contribute to local distinctiveness and the character of the parish. Explanatory text section 9.3.2 is revised to explain the importance of characteristic materials. WH5.15.1 is clarified by the qualifying word 'visual' before design cues, and a more accurate presentation of AONB guidance. WH5.15.2 supports contemporary design and modern materials.	
WH5.15.2	Y	Support intention		
Other Comments s3.2		Object	In section 3.2 'Local Distinctiveness' we refer to the NPPF and state: 'Planning policies should not attempt to impose architectural styles or particular tastes. they should not stifle innovation, originality or initiative'. Yet that is what WH5 seems to be doing.	
			The NPPF policy goes on to say 'It is however proper to seek to promote or reinforce local distinctiveness' which Herefordshire policies state are of particular important in AONBs. No change necessary.	
s9.5 Table of Allocated Sites (site 23)		Object	Reference 6.5.6 Table of Allocated Sites (site 23).It states that there will be 6 x 2 bed roomed houses? I thought we had discussed the possibility of 3 'buildings' which would be 2 or 3 bed roomed semi-detached houses. This comment is repeated in WH9. As an immediate neighbour to this site, (and with an admitted vested interest), we find it difficult to accept 6 individual houses with associated 'appropriate size plots' as opposed to a mix of semi-detached and small 2 bedroom houses. The latter would at least help create a varied plot and design pattern. Also given that one of the key objectives of the document is to 'support small scale, sustainable housing' and the comment from consultation events re need for more low cost housing, why are there so few smaller houses being proposed. The majority of planned housing seems to focus on medium to larger houses. Also wouldn't it make more sense to create a range of mixed housing in one site rather than place all the lower cost dwellings in one position?	
			Policy WH9 supports 6 dwellings, it is not specific about their form, these could	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR10
			be detached, terraces, semi-detached or a mix of these. Policy WH5.14 requires individual style and design. Policy WH4 has been amended to deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price. Revised policy WH9 has been amended to be consistent with WH4 and calls for a mix of 2 and 3 bedroom dwellings. Section 9.5 Table of Allocated Sites has been amended to be consistent with the policies for allocated sites.	
Appendix 3 s20.6.3.1		Object	On a personal note we still object to the one comment in the 'Photographic Guide', re Oak Tree Close. This is an excellent document but is there a need to raise this as a 'controversial' development? It is the only value judgement in the document and based on some responses of 10 - 12 years ago. We know that there have been and continue to be other areas of controversy in the development of the village. I can provide evidence of people who criticised Pool Piece. We know that there has been significant concern re the building along the Ledbury road which seems to have been a building site for years. We also have had many concerns re agricultural developments in the Swallows.	
			The statement is a matter of fact based on the opinions expressed at a time of the 2006 Parish Plan. However other new builds have been and can be controversial and the wording is amended.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR11
Overall impression	Y	Support	I respond as an individual on specific issues. I thoroughly endorse the thrust and the vast majority of the plan, other than the reservations noted below.	
			Noted	
WH5.4	Y	Support intention / Comment	Suggest a review of wording. Is the last sentence necessary?	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention / Comment	Suggest a review of wording. Is this policy too prescriptive and is it consistent with WH5.3.	
			See Response to 5.4 above	
WH5.8	Y	Support intention / Comment	Suggest encouragement not deterrent. Delete "examples". The example of concrete fencing etc. may be unnecessary.	
			The policy has been reworded and is less prescriptive. Reference to concrete and close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	?	Object	Strongly oppose the intention to replace pre 1900 buildings (that need to be demolished) being replaced with similar style. New build should be "of its time" and the best that can be built. Try and keep/restore the old but if they need to be replaced, build contemporary.	
			The policy has been amended and now excludes a requirement to replace in a similar style. It now requires replacements to reflect the scale and mass of the original as suggested by the AONB.	
WH5.15.1	Y	Support intention / Comment	Consider deleting "are preferred" with "will be encouraged". Current wording is too strong, and potentially contrary to the encouragement of good modern design.	
			WH5.15.1 is amended to include "visual" before design cues and to more accurately reflect AONB guidance. The word "preferred" has been retained, it reflects Herefordshire policy which supports AONB guidance and is supported by the majority of parishioners. WH5.15.2 supports contemporary design and modern materials.	
WH5.15.2	Y	Support intention	Fine as it (is?)	
			Noted	
WH7,8,9 Chart		Object	Consider whether the wording in the preferred site policies (WH7. WH8. WH9.), and chart in 9.5 can be changed to encourage more diversity of size and style of properties in all, certainly in plots 19a south and 23.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR11
s9.5				
			Policy WH5.14 already supports variety of design on all sites. WH7 has been amended so as not to exclude a mix of 3 and 4 bedroom dwellings on site 19a south. The requirement for 3 bedroom dwellings on site 19a north is unchanged. There are current planning applications for these sites. WH8 is for only 2 dwellings and has planning consent, the policy is unchanged. WH9 is amended to support a mix of 2 and 3 bedroom dwellings in accordance with the amended WH4.	
Other Comments		Recommend change	See Policy WH.3. and Housing Objective 3. As a general rule it seems better to state what is required or preferred rather than what is prohibited, and to refer to AONB policies as necessary.	
			Where necessary and appropriate policies have been revised to express preferences and support instead of prohibition.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
Response received via email. See full representation in Section 1.3 below				
Objective 12			To protect and, where appropriate, extend the network of rural footpaths in and around Wellington Heath, including the promotion of a safe walking (and cycling) route to Ledbury. (Policies 3 11 18) Why the brackets, is cycling an after-thought?	
			The need for a footpath to Ledbury is well established, during the development of the NDP this has been extended in scope to include cycling. No change.	
Policy WH3 – Strategic Gap		Comment	“Footpaths.” [Should be “safe cycleway and footpath”; otherwise you discriminate between the two methods of transport. Here you appear to favour the cyclists and the pedestrian is a mere after-thought.]	
			Policy amended as suggested.	
s9.2.2 Housing Need Consultatio n		Recommend change	A housing need survey was carried out by the NDP Working Group and built on that conducted on behalf of the Parish Council by Community First in 2008. If we compare the results of the housing need survey with the preferences expressed by the community during the wider consultation, there is some convergence: a desire for houses or bungalows for owner occupation that are detached or semi-detached. [I do not believe that “some convergence” is sufficient evidence to give this paragraph the weight that it has been given here. One could argue that the way the survey was worded may have influenced the result. The Parish Council survey emphasised the need for affordable housing as did the NDP consultation, I would suggest that sensibly designed terraced housing fulfils this need best and the policies should at least encourage this sort of development all be it on a small scale.]	
			WH4 is amended to support smaller houses and WH5.14 is amended to support small scale terraced houses. These were previously excluded because the NDP questionnaire results did not favour terraced or affordable housing. If Victoria Row had been used as the example of Terrace houses there may have been more support. Affordable housing has a specific meaning in planning policy and does not include low cost market housing. See Schedule 3 List of Alterations item WH4 for details.	
Line 460 starts as follows:		Comment	It is perhaps fitting to quote the concluding paragraph from the late Peter Garnett’s book Portrait of Wellington Heath [32]: “in this present age Wellington Heath is agreed to be a very pleasant place in which to live. Modern homes blend in with old cottages, and overall the village has maintained a peaceful rural aspect. Let us hope that, in the future, we will retain our individuality and not become a mere suburb of Ledbury”. Then 505 appears to contradict this idea:	
			Line 505 of is not considered inconsistent with the quotation. The landscape setting and older buildings underpin the distinctive character of Wellington Heath,. WH14 supports individual style. WH5.15.1 supports design cues and not "pastiche". Policy WH5.15.2 supports contemporary design. These policies allow plenty of scope for old and new designs whilst supporting the individuality and rural aspect reported by Peter Garnett.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
Line 505		Comment	Coma missing after However	
			Corrected.	
Line 505to8		Comment	Incorporation of pre-1900 features reduces the possibilities for the distinctive nature of the housing mix to evolve further. What is needed is modern designs which use modern and traditional materials that blend with the majority of the present buildings. There should also be encouragement to maintain the nature of the pre-1900 buildings even though they are not protected by listing.	
			Policy WH5.12 encourages the retention of unlisted pre-1900 buildings. The explanatory text in section 9.3 has been revised to provide a more comprehensive introduction to Policy WH5. WH5.15 supports contemporary design and modern materials whilst respecting local distinctiveness. Features of the older dwellings contribute to local distinctiveness and the character of the parish. Local distinctiveness has been diluted by some post war buildings of standardised design, policies seek to avoid it further erosion.	
Line 535		Object	Herefordshire's Core Strategy [2] Policy HI (Affordable housing – thresholds and targets) states that in the housing market area that includes Wellington Heath, there is an indicative target for 40% of the dwellings constructed to be affordable, and to remain so in perpetuity, on sites of 10 or more etc. You plan for 16 or 18 houses on the designated sites, 6 of which are 2 bedroom houses, you describe them as smaller houses rather than affordable. One questions whether these smaller houses will in reality be affordable. Further, the proposed number of small houses represent at best 37.5% of the proposed dwellings and at worst 33.3% which fails to reach the 40% target provided by the Herefordshire Core Strategy.	
			WH4 is amended to support smaller houses. Affordable housing is defined in the National Planning Policy Framework and excludes homes for open market sale. The Herefordshire target of 40% affordable homes provision applies only to sites of 10 or more dwellings. There are no such sites proposed in Wellington Heath.	
Policy WH4 – Mix of new housing and design for changing needs-		Comment	Policy WH4 is really about new housing; it is confusing to have comments about extending, conversion and adaption here. Not accepted. Policy WH4 covers conversions that deliver new housing. Design requirements on space and lifetime needs should also apply to extensions and adapted dwellings.	
Policy WH5 - Developme nt in Wellington Heath Village-		Recommend change	This is a very long item (policy) which might be better divided into two or more related policies or even sub-policies. WH5.1. (Wellington Heath village is in the Malvern Hills AONB and has a landscape character type of Forest Smallholdings and Dwellings. The AONB Building Design Guide [14], applies and all development proposals should demonstrate that they have positively taken account of all relevant guidance.) This first item covers many of the items that follow. The repetition is unnecessary and in some cases over prescriptive.	
			WH5 clauses 10, 17, 18 and 19 have been relocated into a new policy addressing Pollution, waste, water and light management. AONB guidance does not carry as much weight as specific policy and it is therefore appropriate to repeat relevant aspects in the policies. Some policies have been revised to be less prescriptive, see responses to specific issues raised below.	
WH5.2 to WH5.4		Comment	WH5.2-5.4. Small plots are what are needed by many who wish to down size in their retirement. This paragraph (WH.5.4) places an unnecessary barrier to this type of development. Additionally, the larger the plot size the more expensive the property becomes, so it acts against affordable housing as well.	
			There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policy WH5.2 has been amended to strengthen the maintenance of the local character and scale of new development and its relationship to neighbouring dwellings. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5		Comment	WH5.5. There is a danger here that infill development could be prohibited. Infill by its very nature reduces plot size. The proposed development at the Becks would be impossible if this policy were to be applied rigorously. Take a look at the size of the plots of the properties that are closest to the Becks if you don't believe me. Paragraphs 4 and 5 are far too prescriptive.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
			See response to WH5.4 above. The Becks (outline planning application P153788) demonstrates the delay, controversy and unnecessary work which arises from insufficiently considered designs from the outset, evident in the divergence between pre application advice, submitted plans and extensive conditions contained in the outline planning consent, it is not a good example for the future.	
WH5.6		Comment	WH5.6. (Development should preserve mature trees and hedges.) Currently, the trees and to some extent the hedges are being removed before an application is made. I'm not sure that this paragraph helps	
			The NDP does not affect events that do not require planning consent or are permitted development. However a clear policy may encourage developers to demonstrate that they have regard for NDP policies before applying for planning permission.	
WH5.8		Comment	The examples of concrete and tall, close-boarded fencing is unnecessary here. Far better to write "Urban and industrial forms of fencing and gates are not appropriate to the rural character." This is less prescriptive and dictatorial but still gives the right steer for those making a planning application and for those who prepare objections.	
			WH5.8 is revised and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Character Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5.14		Recommend change	Built Character WH5.14 Each building (which would, for example, comprise two dwellings in the case of two semi-detached houses or a terrace must have its own individual style and make a positive contribution to local distinctiveness. Designs with only slight variations in elevations, fenestration, doors, etc. This is a policy document the use of etc. is totally inappropriate will not be acceptable. Too prescriptive; I would remove all of this last sentence.	
			WH5.14 is amended and makes no reference to etc. and it now supports terraces in response to positive comments about Victoria Row., a policy is necessary to support the distinctive character of Wellington Heath and discourage standardised designs typical of towns.	
WH5.15.1		Recommend change	WH5.15.1. (Designs which incorporate design cues and similar materials and colours to those from pre-1900 buildings are preferred.) Again too prescriptive; use encouraged rather than preferred.	
			Features of the older dwellings contribute to local distinctiveness and the character of the parish. Explanatory text section 9.3.2 is revised to explain the importance of characteristic materials. WH5.15.1 is clarified by the qualifying word 'visual' before design cues, and a more accurate presentation of AONB guidance. The word "preferred" reflects Herefordshire policy which supports AONB guidance.	
WH5.15.2		Recommend change	WH5.15.2 (Contemporary designs and the use of modern materials will be supported provided they respect the locality and blend into the landscape.) If you make the change suggested above this paragraph will then carry more weight.	
			.WH5.15.1 and WH5.15.2 are complimentary and not alternatives. See response to WH5.15.1 above. WH5.15.2 already gives more explicit support to contemporary design than does AONB guidance.	
WH5.15.4		Recommend change	WH5.15.4. (Colours should complement those colours in the local landscape. Development proposals should apply the AONB Colour Guide [18]. Brilliant white should be avoided.) This last sentence is unnecessary; you are intending to use the AONB Colour Guide that is sufficient.	
			Reference to brilliant white is deleted, it was included only to assist understanding by parishioners.	
WH5.16		Comment	16 Water, Waste and Light Management Missing full stop. A title does not require a full stop.	
WH5.19			The intention here seems to look for a Dark Skies Policy why not include one? If there was a Dark Skies Objective, then this paragraph would be simpler or even redundant. Policy WH5.19 amended to include Dark Skies.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
Policy WH6 Developme nt Outside the Settlement Boundary - Countryside		Recommend change	WH6 This contains a long list of prohibitions many of which are unlikely to be enforceable. Many of the items are covered either by AONB or by the County Council's policies. Why not refer to these as being the sources of guidance and by doing so reduce the length of this policy and remove the dictatorial tone that is created by the prohibitive nature of the individual items?	
			AONB guidance will have a lesser weight than NDP policy itself. AONB guidance is enshrined in policy only where appropriate. No change.	
WH6.6		Comment	WH6.6 New tracks, roads, and visible cabling and should be avoided. Typos or is something missing? Editorial error, policy amended	
WH6.14		Comment	WH6.14 (Urban and industrial forms of fencing and gates) This appears to be lifted from Policy WH5. In this context there may be a need for forms of fencing that ensure the security of what the fence surrounds. Low and informal may not be sufficient.	
			Policy amended, "low and informal" are deleted. The policy is also amended to be consistent with WH5 and the purpose of the policy is to retain the rural character, hence industrial fencing is now discouraged.	
WH6.15 Polytunnels		Recommend change	WH6.15 (Proposals for new polytunnels must be accompanied by a Landscape Impact Assessment.) You could stop here. If the Landscape Assessment reveals any of the items below then an objection to a planning application would be made. The Parish Questionnaire showed strong concern about polytunnels – it was the top item of things which spoil the parish, criteria for assessment are necessary. No change.	
WH6.16,17, 18		Recommend change	Paragraphs 16, 17 and 18 are a repetition from Policy WH5 (17, 18 and 19) why repeat when you could easily say that they apply to WH6 as well? My comment regarding Dark Skies applies here as well. A new policy combines WH5.10, WH5.17, WH5.18, WH6.19 and WH6.16, WH6.17, WH6.18 (Water, Waste and Light Management) and now appears as WH12. Dark Skies policy is now included.	
Section 9.5 Table of allocated sites		Comment	Reference 9.5 Housing Numbers and Location 19a South - Land off Ledbury Road opposite Twinkelow 5 x 4-bed detached or 7 x 3-bed likely in 2017 - 2020 19a North - Land off Ledbury Road at Callow Pitch 3 x 3-bed detached bungalows likely post-2020 21 - Land off Pub Lane 2 x 3-bed detached houses likely in 2017 - 2020 23 - Land off The Common opposite Ochre Hill 6 x 2-bed houses likely in 2017 - 2020 total 16 or 18 The information above is extracted from the table on page 35. Firstly, my general comments are: <ul style="list-style-type: none"> There is no reference to affordable housing I can see no mix of housing sizes or types on any of the individual plots There are too few smaller houses and no provision for semi-detached or terraced housing	
			Affordable housing is defined in the National Planning Policy Framework and excludes low cost homes for market sale. Amended Policy WH4 covers housing mix and the reasons for its amendment are explained in more detail in Schedule 3 List of Alterations item WH4. WH7 has been amended so as not to exclude a mix of 3 and 4 bedroom dwellings on site 19a south. The requirement for 3 bedroom dwellings on site 19a north is unchanged. There are current planning applications for these sites. WH8 is for only 2 dwellings and has planning consent, the policy is unchanged. WH9 is amended to support a mix of 2 and 3 bedroom dwellings in accordance with the amended WH4. The table in section 9.5 is revised to reflect the above policy amendments and reference to detached is removed.	
WH7		Recommend change	Specifically: <ul style="list-style-type: none"> Mix of 4 and 3-bedroom houses on plot 19a south would be a better option 	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
			Amended so as not to exclude a mix of 3 and 4 bedroom dwellings. However, site 19a south is exempted from revised Policy WH4.1 to accord with recommendations of the Landscape Sensitivity and Capacity Assessment.	
WH9		Comment	<ul style="list-style-type: none"> Plot 23 appears to be the site for cheaper houses as they are all have 2 bedrooms. This plot would be ideal for a mix of individual 2 or 3 bedroom houses together with some semi-detached and terraced houses. A terrace or two of 3 affordable houses each with small plots would make a lot of sense. 	
			Policy WH9 has been amended as suggested, and in accordance with policy WH4 and now supports a mix of 2 and 3 bedroom dwellings. The policies did not previously preclude terrace houses, however Policy WH5.14 has been amended to explicitly support short terraces.	
Line 689		Comment	(Site 19a South is considered to be more suited to development of larger houses on large plots because large plots are characteristic of the western slopes of the village). Simply fiction; the bungalows opposite the entrance to Jacks Lane, Twinkelow and the houses to the south of plot 19a are the closest to the plot and none of them could be considered large! (I accept that they are mainly on large plots.) Additionally, this prevents a mix of types of dwellings. You are proposing large only.	
			The NDP statement is based on the Landscape Sensitivity and Capacity Assessment, which makes recommendations for the development of allocated site 19a south. Policy WH7 accords with that study in terms of plot size. Larger dwellings reflect the economics of larger plots balanced by smaller dwellings and denser development on site 23.	
WH7		Recommend change	<p>WH7.4 (Development of up to three 3-bedroomed bungalows or perhaps split level houses will be supported on site 19a North with associated large plot sizes.)</p> <p>If you take the plot as a whole, then there is a possibility of 10 dwellings. None could be termed affordable. I refer you to the Herefordshire Core Strategy.</p>	
			The Herefordshire target of 40% affordable homes provision applies only to sites of 10 or more dwellings. There are no such sites proposed in Wellington Heath village. Sites 19a north and south are separate and in differing ownership and are therefore regarded as two sites, neither of which will support 10 dwellings. Site 19a south is constrained to at most 7 houses by the wishes of parishioners expressed in the consultation, by the recommendations of the Landscape Sensitivity and Capacity Assessment, by the landowner who has applied for planning permission for 5 houses and by policy WH2 which defines Local Green Space on the upper area of the site.	
Policy WH8- Developme nt of Allocated Site 21		Comment	<p>WH8.1 (Access to the site must be from Pub Lane. No access will be permitted from Floyds Lane.)</p> <p>Then the surface of Pub Lane needs to be protected. It is currently being eroded on a daily basis.</p>	
			Pub Lane is an unadopted highway (public footpath) on private land and not maintainable by the Local Authority. The frontagers are responsible for resurfacing or repairs.	
WH8.4		Comment	<p>WH8.4 (The upper parts of this site lie within an area designated as Local Green Space.)</p> <p>There is little point in saying much about this policy as it is too late to save this green lung in the middle of the village. I am saddened to see that there is no mention of the need to preserve the listed species that are known to be associated with this plot.</p>	
			The work of the NDP influenced the planning approval granted for this site during the preparation of the NDP. The approved development does not encroach on the area defined in WH2 as Local Green Space. This is an appropriate balance between development and green space and biodiversity which would have been unlikely without the NDP. WH13 Biodiversity is applicable and has been amended and strengthened.	
Policy WH9 Developme nt of Allocated Site 23		Recommend change	<p>WH9.3 (Development of up to six 2-bedroomed dwellings will be supported.)</p> <p>Why no mention of affordable here? It might be possible to have more than 6 dwellings if some were semi-detached or terraced houses. If these dwellings are intended for those wishing to down size a smaller plot size might be desirable.</p>	
			The size of the site, Local Green Space Designation on the very steep upper area and the policy requirement for 6 dwellings will create relatively small plots. Furthermore policies WH5.2 and WH5.14 apply so variability of the size of plots in the development is likely with a consequent choice of plot size for future residents..	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR12
WH9.7		Comment	WH9.7 (Space for pedestrian routes is to be provided in accordance with policy WH16 - Footpaths. There is to be a footpath connecting Ledbury Road and The Common on the south section of the site which can here be linked to the Little Pleck.)	
			There is no mention here of the need to preserve the Biodiversity of the present site. I would expect to find a number of listed species if a survey was carried out.	
			Policy WH13 covers biodiversity and applies to all development sites.. WH13.2 is added to protect wildlife and flora during construction activities. Policy WH2 designates the upper areas of the site as Local Green Space.	
		Comment	There is no specific mention of the need to manage the water run-off from this site. There is already too much water running down The Common when it rains heavily.	
			Dealt with in WH5.17. Water run-off must be prevented.	
Lines 855 to 863		Comment	Are lines 855 to 863 really necessary?	
			Yes. Explanatory text. The Parish Questionnaire showed strong concern about polytunnels – it was the top item of things which parishioners said spoil the parish. On the other hand they are a significant source of employment, some explanation is necessary.	
Policy WH10 - Employment		Comment	You tell us that Broadband and Mobile Phone reception is inadequate but you have no policy to help solve the problem. Developers and those setting up businesses need to be encouraged to seek a resolution to the problem. Otherwise, development will only make matters worse. I acknowledge that the problem is addressed in WH11 but there is a place for something in WH10 as well.	
			Not required in WH10, It would be a duplication of WH18.	
Policy WH12 - Retention of Key Community Facilities		Recommend change	WH12 (Development that fails to adequately protect or that seeks to change the use of an existing community facility will not be acceptable.) There are better less dogmatic ways of saying this. Something along the lines of “This policy seeks to ensure that all existing community facilities are protected from change of use.” might be suitable. The community facilities covered by this policy include: Not “include” use “are” and present an exhaustive list not just some examples.	
			<ul style="list-style-type: none"> • The Farmers Arms public house; 	
			<ul style="list-style-type: none"> • the parking area at The Farmers Arms; • footpaths and byways. 	
			WH12, which is now combined with WH11 is amended and clarified with a full list.	
Policy WH13 - Biodiversity		Recommend change	WH13 (New development will be expected to maintain and enhance existing wildlife habitats and landscape features (such as watercourses, orchards, wooded areas, hedgerows, and tree-lines) to support biodiversity.)	
			Sensitive species need protection during the development preparation and build phases. This should be part of this policy.	
			New Policy WH13.2. Added to protect wildlife and flora during construction.	
WH18		Recommend change	Policy WH18 should contain reference to Broadband provision.	
			Agreed. Policy WH18.2 has been amended to include particular reference to broadband and reflecting the recent news that Wellington Heath is included in the fastershire project..	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR13
Overall impression	Y	Support	Most impressed with the whole WHNDP. Presentation is outstanding. Most careful thought given to every aspect of village life.	
			Noted	
WH5.4	Y	Support intention	But: 'generous' building plots, anywhere, are expensive. Are we pricing people out of WH?	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has therefore been deleted.	
WH5.5	Y	Support intention		
WH5.8	Y	Support intention	New property owners should be encouraged to plant mixed hedging at earliest opportunity.	
			Noted	
WH5.12	N	Object	It's unrealistic to suggest replacement of pre-1900 houses should be in former style. Folk want houses that are easy to run, ecologically sound and conducive to family life.	
			The policy has been amended and no longer requires replace in a similar style. Instead it requires replacements to reflect the scale and mass of the original as suggested by the AONB. The revised policy also makes reference to modern space standards.	
WH5.15.1	Y	Support intention	If these cues are followed houses will fit in with their environment without being replacement pre-1900's style.	
			That is the purpose of the policy.	
WH5.15.2	Y	Support intention		
Other Comments WH 5.8 and General		Comment	Re; fencing and hedging. Close boarded fencing is largely unattractive. A new hedge can grow from new in a surprisingly quick time. A good example is on the left hand side of the Ledbury Road about two plots below Horse Road. Via the internet native hedging can be bought all year round. 'best4 hedging' is a wonderful site and plants can be bought up to 150 cm in height – a good start for a new hedge.	
			Noted	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR14
Overall impression		Support	Left blank	
WH5.4	Y	Support intention		
WH5.5	N	Object	Small plots considered desirable these days.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.8	Y	Support intention		
WH5.12	N	Object		
WH5.15.1	N	Object	People living in older properties should have the same choice as newer properties.	
			The policy only applies to new development. Permitted development is not affected, regardless of the age of a property.	
WH5.15.2	Y	Support intention		
Other Comments		None	None	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR15
Overall impression	Y	Support	A well-considered, comprehensive plan which emphasises the desirability of maintaining the unique character of the village. No objections.	
			Noted. Policy WH5 supports the distinctive character of the village	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR16
Overall impression	Y	Support	The NDP is an excellent and detailed piece of work which I support. My minor reservations are set out below.	
			Noted	
WH5.4	N	Object	I do not agree the basic principle that plot sizes should be generous. Each building location should be assessed on its own merits. Purchasers do not necessarily want generous plots.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	N	Object	No. While well-intentioned this policy is too prescriptive.	
			See response to WH5.4 above	
WH5.8	Y	Support intention		
WH5.12	N	Recommend change	No. I do not agree that 'its successor must be representative of an appropriate pre-1900 form'. A continuance of ad hoc building should apply.	
			The policy has been amended and now includes an "economic test" regarding retention of pre-1900 buildings. There is no longer a requirement for its successor to be of pre-1900 design.	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments				
WH3.1		Support	The need for a strategic gap cannot be over-emphasised.	
			Noted. Policy WH3 revised in response to Herefordshire Council.	
WH4.2		Support	Particularly important	
			Noted. No change to this policy clause.	
WH5.3		Comment	This is very relevant to developments on site 23	
			WH5.2 covers ad hoc settlement pattern and varied design is covered by WH5.14. Large developments are not envisaged and therefore Policy WH5.3 has been deleted.	
WH5.13		Support	Artificial light spillage must actively be kept to a minimum	
			Noted. Policy WH5.19 is amended to include Dark Skies.	
WH6.4/5		Support	Retention of natural local vegetation is vital for the village	
			Noted	
WH6.18		Support	See comments for Policies WH6.4/5	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR16
			Noted	
WH7.6		Comment	Hopefully this will not be too difficult to achieve.	
			Noted	
WH9.3		Comment	The design criteria for 6 houses will be especially important bearing in mind the need to avoid the top end of The Common looking too much like a single development of mainly red brick houses	
			WH5.14 addresses variation of design and applies to all sites. Policy WH5.14 is amended, to support terraces and small groups of similar houses if they are suited to the landscape setting, in response to comments by Herefordshire Council and a parishioner.	
WH10.3		Comment	Control of any additional traffic flow is most important	
			Noted, however highways are outside the scope of an NDP.	
WH11.4		Comment	Can this be justified?	
			Examples of possible facility improvements have been moved out of policy WH11 and into supportive text -Section 11. There are no specific plans to improve the Memorial Hall but this might become necessary in the future as the population of the parish increases. Car parking space might be improved by a small amount although this will be constrained and difficult.	
WH14		Support	All three points are well-made.	
			Noted	
WH15.4		Support	See comments for policy WH14.	
			Noted	
WH17.4 (17.3.4?)		Comment	While the intention behind this policy is understood there is a need for signs to be clearly visible to road users. Already too many are half or fully hidden	
			Noted. The word 'blend' has been replaced with 'integrate' on advice from the AONB. Ongoing maintenance of signs in a visible condition is outside the scope of the NDP.	
WH17.7 (17.3.7?)		Recommend change	The second sentence is well-intentioned but too prescriptive.	
			The narrow lanes within the parish make it essential that adequate parking is provided for new dwellings. The policy clause does not preclude turning areas being shared between dwellings in a development. The policy is unchanged.	
WH17.9 (17.3.9?)		Support	I fully support this policy	
			Noted	
General		Comment	Given the current interest in the former infants' school is there any scope for mentioning that the parish council is looking into the possibility of producing a local heritage list?	
			At present The Old School House is not protected because it is not a listed building. The Parish Council may explore listing, perhaps as a "Local Heritage Asset List" but as a separate exercise after the NDP.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR17
Overall impression				
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR17
Other Comments		General	I have emailed Frank today re Viaduct Traffic proposals.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR18
Overall impression		Support	I support the Wellington Heath NDP. The overall impression is of a sound policy	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments General		Comment	The policy for a public footpath on the Ledbury Rd is considered impractical	
			The proposed footpath will enhance safety and if there is a shared vehicular access to site 19a south a suitable footpath may only require a very short connecting footpath which would be of benefit to new residents at site 19s south as well as other pedestrians. There are no specific plans for other sections of footpath to separate pedestrians from traffic on the Ledbury Road, however safe pedestrian access remains a high priority and should be pursued if the opportunity arises. No change.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
Overall impression	N	Object	Hard to read, wordy, repetitious. Document flow poor - reading it is more a random walk than a guided tour. Three parishioners were critical of the presentation of the NDP, far more of the 50 parishioners who responded chose to make positive comments. I cannot support the document in its present form primarily as the document does not adequately provide for lower cost housing suitable for young people and older people downsizing as requested by parishioners in the NDP survey and as desired by the core strategy. In addition the document is often too prescriptive.	
			Policy WH4 has been amended to deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price. The amendment to Policy WH4 will impact on development of the allocated sites where planning permission has yet to be granted. See also the amendments specific to the allocated sites and note that Site 19a south is exempt from policy WH4.1 to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment. See Schedule 2 List of Alterations item WH4 for details. The comment about prescriptive policies is considered under specific policies below.	
WH5.4	N	Object	Generous is a meaningless term unless it is related to something. The need for low cost and manageable housing for old and young has been demonstrated, so policies for the allocated sites should attempt to provide such housing. Large plots mean more expensive houses and are not manageable for the old.	
			There is a divergence of parishioner views on plot sizes but clear support for the rural character and landscape. It is acknowledged that there is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community. Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on subdivision of gardens has been deleted. Policy WH5.2 has been amended to	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
			strengthen the maintenance of the local character and scale of new development and its relationship to neighbouring dwellings. See also the amendments specific to the allocated sites Policies WH7 and WH9 and note that site 19a south is exempt from policy WH4.1 to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment. WH8 is unchanged because allocated site 21 already has planning consent.	
WH5 & WH2		Comment	Green space is being protected by the Local Green Space designation so small plot sizes will not significantly impact on the rural nature of the village.	
			The Local Green Space designation is applied only to the upper areas of the Allocated Sites, restricted to very specific regions of the village, it is not on its own sufficient to safeguard the rural environment. Whilst it is acknowledged that plot sizes vary within the village it is not accepted that small plot sizes would have an insignificant impact on the rural landscape. Excessive numbers or inappropriate landscape setting of small plots could give the appearance of a town, contrary to the wish of parishioners.	
WH5.5	N	Object	Similar reasons to point 3	
			See response to WH5.4 above	
WH5.8	N	Object	Too prescriptive. High fencing may be the only sensible solution for privacy or containing pets on boundaries between properties. Hedges take years to grow and take up a huge amount of space if used to between neighbouring properties. Hedging where properties adjoin public roads or paths is more appropriate.	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5.12	Y	Support intention	It is appropriate to preserve the remaining historic characteristics of the village as long as this is sensible from a cost point of view. Better to have a modern replacement than a crumbling ruin as long as the replacement sits harmoniously in the landscape.	
			The policy has been amended to provide for an "economic" test to clarify that replacement is supported if the cost of renovation is prohibitive. The policy has been amended and no longer requires replacement in a similar style. Instead it requires replacements to reflect the scale and mass of the original as suggested by the AONB. The revised policy also refers to modern space standards.	
WH5.15.1	N	Object	I see no reason to try to make new buildings look like old ones. Edwardian buildings don't look like Georgian buildings so why try to enforce old styles now.	
			The policy does not seek to create 'pastiche' design of new dwellings but simply to pick up design cues from older dwellings. The policy has been clarified by the word "visual" see Schedule 2 List of Alterations item WH5.15.1 for details.	
WH5.15.2	Y	Comment	The first sentence of point 15 says it all. The rest is redundant as is much of WH5.	
			The subclauses of Policy WH5.15 clarify the interpretation of how AONB guidance should be applied. WH5.15.2 is intended to clarify that contemporary design and modern materials are supported.	
Other Comments		Comment	I will provide additional comments by e-mail. <i>(These are shown below)</i>	
Overall impression		Partial support	The WG are to be commended on the amount of research and hard work that has gone into the production of the current draft of the NDP. I can support much of the plan but there are key issues which I cannot support as I do not consider that they correctly reflect the views of Parishioners or the requirements of the Core Strategy.	
			The NDP Reg 14 draft is considered to generally meet the requirements of the Core Strategy and a key purpose of the Reg 14 consultation is to invite statutory stakeholders to comment on conformity. The NDP is amended to meet the requirements of the core strategy, see in particular Schedule 2 List of Alterations items WH3 and WH12 which were the policies highlighted as not in general conformity by Herefordshire Council. The response to this Reg14 consultation confirms that the great majority of parishioners support the NDP. Nonetheless all the concerns of parishioners, including minority opinions have been reviewed and the NDP has been amended where appropriate.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
General Comments			1. The document should be simplified and restructured to make it more accessible to parishioners. Simple unambiguous text free of jargon and repetition is much more likely to be understood by lawyers, planners and parishioners alike. Reference to core strategy policies which the reader is not familiar with, in order to justify various points, does nothing for clarity. Reference to maps many pages from where the reader is currently focused obstructs the document flow. As the aim of an NDP is to give local people a greater say in planning matters it should at least be easy to read. Reading the document is more of a random walk than a guided tour. It is too wordy and often repetitious.	
			Three parishioners were critical of the presentation of the NDP, far more of the 50 parishioners who responded made positive comments.	
General		Comment	2. Many of the policies seem to be based more on the AONB Building Design Guide than on what parishioners said they wanted in the NDP questionnaires.	
			AONB guidance has been enshrined in policy only where appropriate. The NDP policies are not intended to only represent the views of parishioners but must also take account of the views of stakeholders and issues of conformity with national and Herefordshire Council's planning policies.	
General & WH5		Comment	3. There is frequent use of vague terminology in the Policies such as generous, respect, required to consider, will be encouraged to, etc. This can only mean that developers have more scope for avoiding the intent of the NDP.	
			Scope for interpretation of terminology has been reduced in revised policy where appropriate.	
s9.2.4 WH4		Comment	4. The document recognizes that housing suitable for younger people and for older people downsizing is a critical need (section 9.2.4) yet key policies seem to discourage such developments.	
			Amended Policy WH4.1 provides for provision of smaller dwellings that are likely to be of lower cost and suited to starter homes or for those wishing to downsize. Developers are also required to design and construct homes to recognise changing lifetime, mobility and employment needs of occupiers.	
WH5.15		Comment	5. In many cases the policies are too prescriptive and attempt to say <u>how</u> certain objectives should be met. Building materials and methods will change in the time period to 2031 so it pointless specifying what materials are preferred. It would be better to state the end state requirement not how to get there.	
			Policy WH5.15.1 supports design cues and not "pastiche", it is not specific about building methods. The policy is amended to improve its clarity with the qualifying word "visual" before design cues. WH5.15.2 supports contemporary design and modern materials which will accommodate future building methods and materials.	
s9.3.1 WH5		Comment	6. The description of the village contained in section 9.3.1 Village Landscape and Settlement Pattern is one which currently doesn't exist. It did exist, probably in the 1920s, but only the bare bones remain. Even the AONB Design guide points out the following: <i>Significant features: Uniform, post-war development has diluted the traditional, modest local building character and intimate settlement pattern.</i> I think it would be much better to develop policies based on a realistic description of the village as it now is, rather than one developed by wearing pre 1900 tinted spectacles. This doesn't mean that we should encourage uniform development in the future - we shouldn't - but why not acknowledge reality and say we wish to avoid further dilution of the historic character of the landscape by insisting that development in the future be non-uniform in line with the historic character. At least that might stop future developers challenging our policies based on the fact that they are based on an unrealistic description of the village. The reality is that about 2/3 of the village are post war houses and these are in more prominent positions than the older houses so are also more visible.	
			Explanatory text, section 9.3.1 is extended to cover the evolving character of Wellington Heath village and better describe local distinctiveness. The settlement pattern and design features of the older dwellings contribute to local distinctiveness and the character of the village. The AONB guidance and the response from the AONB to this Reg14 consultation make it clear that the areas of uniform post war development and the consequent dilution of local distinctiveness are not supported by the AONB. NDP policies avoid any reference to design cues from recent buildings because few have had regard to local distinctiveness. NDP policies supporting only non-uniform development would be too vague and inadequately reflect the documented local distinctiveness contained in the evidence base produced by Herefordshire	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
			Council and the AONB. Local distinctiveness and character are not the same; distinctiveness emphasises the difference relative to other localities. National Policy, Herefordshire Core Strategy, Herefordshire Landscape Assessment and the AONB guides all refer to Local Distinctiveness. The evidence base for Wellington Heath village local distinctiveness is set out under the heading Forest Smallholdings and Dwellings in the Herefordshire Landscape Assessment and AONB guides. The description is informed by other areas of the same landscape classification although it is a rare landscape type.	
WH5		Comment	7. I think that the housing policies put too much emphasis on maintaining the characteristics of pre 1900 houses. Yes they are a distinctive feature of the village but do we want to reflect their design in future buildings? We have little to no evidence that parishioners want this, it is only the AONB which puts so much emphasis on this, and the NDP is supposed to reflect the views of Parishioners.	
			This Reg 14 consultation asked for both general feedback about the NDP and sought reaction to specific policies WH5.4, WH5.5, WH5.8, WH5.12 and WH5.15 because a few parishioners had suggested that these policies might be controversial. The response to this consultation shows clear majority support for the general thrust of these policies which have been refined and revised in response to the comments received. See Schedule 2 List of Alterations for details of the changes to these policies and the reasons.	
WH5		Comment	The few Parishioners who answered the housing questions in the 2013 survey were are only concerned about new developments fitting in. In addition, when asked what they most liked about Wellington Heath nobody mentioned the pre 1900 houses. They said the following: <i>People were asked to report what they liked about the village and the great majority provided their views. Most respondents cited the sense of community spirit and the friendliness they found. Many also pointed to the rural setting, the landscape and the views; almost as many mentioned the associated peace and quiet. Other positive features valued included the village hall and the range of activities available. A few also mentioned the convenience of access to Ledbury, the good local paths for walking and the parish newsletter.</i> Similarly in the 2016 NDP survey nobody mentioned the design of pre 1900 houses as being important.	
			The 2013 question was of a general nature, it was not specifically about development. The subsequent 2016 NDP questionnaire showed a clear majority preferred a vision oriented towards protection of the rural nature of the parish whilst acknowledging a need for managed growth, the vision with a reversed emphasis gained little support. The question about landscape features which spoiled the parish had a number of responses criticising post war developments.	
Appendix 3		Comment	8. The Photographic Guide to Wellington Heath (Appendix 3) should be just that. It should not comment on preferences for one architectural style or another. The reference to the houses in Oak Tree Close as being controversial at the time is inappropriate. The Parishioner survey for the NDP mentioned the houses on horse road and the new white house on Ledbury Road as being controversial but there is no mention of this in the guide nor should there be. Similarly the reference to Oak Tree Close as being controversial should be deleted.	
			The statement is a matter of fact based on the opinions expressed at the time of the 2006 Parish Plan. However other new builds have and can be controversial and the wording is amended.	
WH5.4		Support intention	See Other Comments	
WH5.5		Support intention	See Other Comments	
WH5.8		Support intention	See Other Comments	
WH5.12		Support intention	See Other Comments	
WH5.15.1		Support intention	See Other Comments	
WH5.15.2		Support intention	See Other Comments	
Other Comments			Other Comments	
WH1		Recommend change	Supported but map would be clearer if settlement boundary line was in a colour other than black.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
			Policy Map colours are predetermined by Herefordshire Council in Guidance Note 17. The Settlement Boundary has to be shown with a thick black line. No change.	
WH2		Support	WH2 Green Space. Supported.	
			Noted	
WH3		Comment	WH3 Strategic Gap Supported but illogical to treat separately from local green space	
			Herefordshire Council advise that the area may be too large to meet the national policy requirements of Local Green Space. It is not now designated as Local Green Space.	
WH4		Comment	WH4 Mix and Design for Changing Needs I support the need for smaller more affordable homes but the wording "required to consider" is weak. Also this policy is not supported by later policies which make achieving low cost homes more difficult. Similarly the WH4/2 requirement is likely to increase the cost of homes.	
			Policies WH4 and WH5 have been amended to address the issue of the provision of smaller dwellings.	
WH5		Object	WH5 Development in Wellington Heath Village Not supported. This policy is far too wordy and prescriptive. It essentially repeats what is said in the AONB design guide in the Forest Smallholdings and Dwellings section and then adds further restrictions. It would be better to base policies on a realistic description of the village (see point 6 General Comments).	
			It is not accepted that the description is unrealistic. See response to General Comments item 6 above.	
WH5.2 & 4 &5		Comment	Many of the sub points of this policy (in particular 2, 4 &5) preclude the development of lower cost houses which is what parishioners and the core strategy want.	
			The vision indicates that primary concern of parishioners is the rural environment. Whilst the need for lower cost houses is acknowledged terraced housing and affordable housing did not attract majority support in the questionnaire, the clear preference was for owner occupied detached houses. However it is acknowledged that policies should be revised to be more supportive of lower cost homes. The revised policy WH4 supports lower cost homes. Policies WH5.4, WH5.5, WH5.14 have been amended to relate plot sizes to dwelling size and support terraced housing in appropriate settings.	
WH5.7		Recommend change	WH5/7 needs rewording – how can the old enclosure pattern be maintained? Hedging between properties is often impracticable – it takes up too much space and takes too long to grow. Fencing or walls can be the only near term solution for privacy or for containing pets. Hedging where a property joins onto public roads or paths is more appropriate.	
			It is accepted that if a field is developed with a number of new dwellings there may be several new "enclosures" in what was one. However it is possible to retain the hedges to the old field perimeter which defined the old enclosure which will lessen the impact of the development and visually retain the sense of the original enclosure. This has been done successfully in parts of the village. It is accepted that there may be some cases where a hedge is not appropriate although this should be the exception because of the collective impact on the landscape and parishioners place great importance on the rural character of the village. Policy WH5.8 has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5		Comment	I see no reason why new buildings should incorporate design features of pre 1900 buildings. Did Victorian buildings incorporate Georgian features?	
			Not accepted. Features of older dwellings contribute to local distinctiveness. Distinctiveness has been eroded by recent decades of planning in the absence of guidance and policy supporting distinctiveness. Policy supports design cues and not "pastiche".	
WH6		Comment	WH6 Development Outside the Settlement Boundary – Countryside Not supported Again too wordy, prescriptive and repetitious. Surely the protection given by the core strategy is sufficient.	
			The Herefordshire Core Strategy cannot be specific about individual localities, it is the role of NDPs to address local circumstances.	
WH7		Object	WH7 Development of Allocated Sites 19a South and 19a North Not supported. Where is the lower cost housing or housing suitable for older	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
			people downsizing? Having all houses of a similar size risks greater uniformity than a mix of sizes.	
			Amended Policy WH4.1 provides for provision of smaller dwellings that are likely to be of lower cost and suited to starter homes or for those wishing to downsize. Site 19a south is exempted from Policy WH4.1 to accord with recommendations of the Landscape Sensitivity and Capacity Assessment.	
WH7.9		Comment	WH7/9 is pointless and costly and does little for safety- people will continue to walk on the road rather than deviate to a path for a few hundred yards.	
			The proposed footpath is adjacent to the Ledbury Rd. (site 19a south) which will enhance safety with no diversion necessary.	
WH8		Comment	WH8 Development of Allocated Site 21 Supported but pub lane will probably need adopting.	
			Pub Lane is an unadopted highway (public footpath) on private land and not maintainable by the Local Authority. The frontagers are responsible for resurfacing or repairs.	
WH9		Object	WH9 Development of Allocated Site 23 Not supported. Where is the lower cost housing or housing suitable for older people downsizing? Two bedroom houses on large plots are unlikely to be low cost. Having all houses of a similar size risks greater uniformity than a mix of sizes.	
			Amended Policy WH9 is consistent with amended WH4.1 and provides for provision of 2 and 3 bedroomed houses on allocated site 23 that are likely to be of lower cost and suited to starter homes or for those wishing to downsize. The format of dwellings is not specified, they could include terraces and detached houses for example, which provides plenty of scope for variety of design. Policy WH5.14 requires individual style.	
WH10		Comment	WH10 Employment. Basically supported but don't understand the requirement for good access to the Bromyard Road. Is this trying to restrict the area where business development can take place? Needs to be deleted or clarified.	
			The intention is to support employment but minimise the adverse impact of additional traffic on unsuitable roads. Each case will need to be considered individually, it is not appropriate to be more specific.	
WH11		Comment	WH11 Improvement of Community Facilities. Basically supported but too wordy. What does point 1 mean?	
			WH11.1 is deleted, it has been established that the burial ground has sufficient capacity well beyond 2031. The examples listed in WH11 have been moved to supportive statement text.	
WH11		Comment	Is the cemetery to be designated local green space? If not how is the land north of the cemetery to be protected from development?	
			It is protected by policy WH6 and the Herefordshire Core Strategy. Local Green Space is only designated within the Settlement Boundary.	
WH11		Recommend change	Much of what is said in point 2 is not a policy but a statement of parish council possible future actions – suggest deletion.	
			The policy addresses developer support for community facilities. The Parish Council may not be involved, the support will not necessarily be financial. No change.	
WH12		Support	WH12 Retention of Key Community Facilities. Supported	
			Noted	
WH13		Support	WH13 Biodiversity. Supported	
			Noted	
WH14		Support	WH14 Viewpoints and Ridgelines. Supported	
			Noted	
WH15		Support	WH15 Energy Conservation and Renewable Energy Schemes. Supported	
			Noted	
WH16		Support	WH16 Footpaths. Supported	
			Noted	
WH17		Support / Comment	WH17 Vehicle parking and access arrangements. Supported but could be significantly shorter.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR19
			Noted, but no change needed.	
WH18		Support	WH18 Communications. Supported	
			Noted.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR20
Overall impression	Y	Support	I broadly agree with the NDP but I am concerned that it considerably exceeds the housing target and in places it could more clearly support the distinctive character and rural setting. Given the vision preferred by the majority of parishioners special attention must be paid to the well informed responses from Natural England, AONB and perhaps CPRE.	
			The NDP Working Group is obliged to follow a defined process with extensive consultation which may have stimulated development proposals. The rate at which windfall developments come forward in the remainder of the plan period to 2031 may decline. The only way in which further development can be minimised is to delete an allocated site(s) or state that there will be no further windfall developments. The former is unacceptable given the extent of public consultation on allocated sites. A ban on windfalls may not be in conformity and is unlikely to assist in balancing the local housing market in terms of delivering more small and lower cost dwellings. Comments received by Natural England, AONB and CPRE are considered and many of their suggestions have been adopted.	
WH5.4	Y	Support intention	Current wording is satisfactory but for large houses a more definite and precisely defined requirement for large plots (e.g. minimum size 0.2Ha, consistent with 19a) is a must. Importantly this would encourage smaller homes and incidentally protect the landscape character.	
			It is agreed that there is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this. Apart from site 19a south there is no requirement for dwellings of four bedrooms or more. Policy WH7 sets the development density for site 19a south with large gardens in accordance with the recommendations of the Landscape Sensitivity and Capacity Assessment. Policy WH5.2 has been amended to strengthen the maintenance of the local character and scale of new development and Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted. This approach allows each site to be individually assessed against the landscape setting and neighbouring dwellings.	
WH5.5	Y	Comment	Reference to overlooking is repeated. WH5-2 already covers overlooking adequately, hence overlooking should be deleted from WH5-5.	
			Policy deleted as stated for WH5.4 above.	
WH5.5		Comment	WH5.5 is in danger of perpetuating excessively dense development of the 1970s in some parts of the village. The total number of houses is destined to be well in excess of the total the community has said is acceptable (see comment regarding misleading section 9.5). Therefore subdivision of gardens should be completely prevented, especially since large plots are such an important distinctive feature.	
			See response to WH5.4 and overall impressions above	
WH5.5		Recommend change	Alternatively if a ban on subdivision of gardens is not possible the following additional words are suggested "In areas where smaller plots are prevalent, they may be supported but only providing the proposed houses are smaller than those nearby, and landscaping fully respects the rural setting in the AONB and leaves ample space for parking."	
			Amendments to Policies WH5.4 and WH5.5 (now WH5.3) achieve the same outcome as the proposed wording. Parking is covered by Policy WH17. Amended Policy WH4 supports small dwellings.	
WH5.8	Y	Support intention	The policy must not weaken WH5.7, every boundary should be spacious and planted with a hedge when first built and in a few cases permitted development rights should be withheld (e.g. as recently behind the pub although not in that case in respect of hedges which were already specified) at the discretion of	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR20
			planning officers.	
			Noted. Permitted development rights cannot be withheld unless specifically referred to in the planning consent.	
WH5.12	Y	Support intention	Excellent policy but please check that it would protect very distinctive but unlisted buildings such as the Old Infants School. Please consider introducing a "local listing" category.	
			Noted. At present The Old School House is not protected because it is not a listed building. The Parish Council may explore listing, perhaps as a "Local Heritage Asset List" but as a separate exercise after the NDP.	
WH5.15.1	Y	Support intention	This policy would be more helpful to readers if it specifically pointed to the appropriate section / pictures of Appendix 3. The current policy is worded weakly and is not as helpful to readers as it could be, it should be strengthened regarding the most distinctive materials and design cues.	
			Amended supporting text in section 9.3.2 line 601 onwards refers developers to Appendix 3 and AONB guidance.	
WH5.15.2	Y	Support intention	Good policy providing it does not lead to rows or groups of contemporary houses.	
			Noted. WH5.14 promotes variety of architecture.	
Other Comments WH5 subtitle		Recommend change	WH5-1 Title "Landscape and Settlement Pattern" is in the wrong place. It should be between clauses 1 and 2 in a similar way to WH6	
			Title repositioned as proposed.	
WH5.2		Recommend change	WH5-2 The description of the character differs from AONB wording, the audit trail to evidence is therefore weakened. This may create a potential problem at any future appeal or legal challenge.	
			Although not as comprehensive as that mentioned by the AONB Unit the description of character is considered to be sufficient. WH5.15.1 is amended to more accurately reflect AONB guidance.	
s7 L354		Recommend change	Line 354 Suggest adding a short para which better explains how the sites were selected something like " Parcels 21 & 23 were assigned low capacity in the LSCA but the detailed wording stated they had more capacity on their lower slopes. It is clear that parishioners had paid attention to the LSCA presentation because those who favoured development of parcels 21 & 23 mostly asked that the upper areas be protected from development."	
			Explanatory text amended to better explain how sites were selected.	
s9.5 L680		Comment	Section 9.5 around line 680 The likely total number of houses is stated as 35 which is very misleading. Why is the list of approved and pending planning applications absent?	
			Agreed that 35 is an underestimate. The figure has been amended to reflect the latest position. However only completed developments, planning consents and allocated sites can be included; potential windfalls can only be speculation and therefore cannot be quantified and are not included. The list of planning applications is shown in the table after line 295 in section 4.1.	
s9.5		Comment	The number of houses already approved is 17. Already approved houses plus allocated sites is therefore 33 or 35. Additional windfalls can be expected and hence the total number of houses could be 49 if the trend of 1 windfall per year continues to 2031. 49 houses is vastly in excess of the number the community has stated to be acceptable in questionnaire responses. At this late stage of the NDP it is therefore suggested that policy WH5 should minimise further development.	
			The NDP Working Group is obliged to follow a defined process with extensive consultation which may have stimulated development proposals. The rate at which windfall developments come forward in the remainder of the plan period to 2031 may decline. A ban on windfalls inside the settlement boundary may not be in conformity and is unlikely to assist in balancing the local housing market in terms of delivering small and lower cost dwellings.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR21
Overall impression	?	Comment	Thank you for your on-going work and we wish to lodge formal representation as part of the current consultation on the Wellington Heath Neighbourhood Development Plan 2011-2031 Regulation 14 Draft, as follows: Noted	
WH5.4	Y	Support intention		
WH5.5	N	Object		
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.8	N	Object		
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5.12	Y	Support intention	i) We strongly feel that to exclude Myrtle Cottage from the parish boundary would be detrimental to the historic development pattern, character and setting of the village. We feel Myrtle Cottage, Oak Bungalow, Laurel House, The Glen and The Withers do form a strong part of the village character and setting and the draft settlement boundary should be amended to include these historic houses within the settlement pattern of historic development within the parish. It would be a mistake to draw a tight boundary whilst at the same time expect the parish to provide for a growing community whilst also maintaining green spaces and historic features of the village intact.	
			This is a specific representation in relation to one site. The settlement boundary was chosen after extensive parish consultation and clear parishioner support as reported in Bulletin 8. Detriment to the historic development pattern, character and setting of the village is not accepted.	
s4.1		Comment	ii) We recognise that allocations of land are important to provide for future housing development. The Draft NDP should make allowances for windfall development and for existing residents to provide sites either for their children or for elderly relatives – in order to provide for care. The draft plan is silent on such matters, and we would hope that our example can be used as a good exemplar to be included within the NDP as best practice for the parish.	
			The NDP anticipates that windfall development will provide a substantial fraction of new housing between 2011 and 2031 in section 4 and section 9.5. Policy WH4.2 encourages design for changing lifetime and mobility needs	
WH6		Recommend change	iii) Within the NDP you use RA4 Policy as an example but we most strongly feel that if the intend boundary will not change then would you please consider including RA3 Policy within your NDP and examples as this has relevance to us and others. It's a real shame that RA3 is not included.	
			Policy WH6.1 has been amended to include RA3	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comment	NDP 4.8.27 Within this section you reference Policy RA4 but please would you also consider including Policy RA3 - it is a real shame that it is omitted and would add relevance and weight to the NDP for current and future members of the village.	
			Reference not found. There are numerous references to RA3.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR22
Overall impression	Y	Support	I strongly support the NDP. It represents a careful and sensitive balance between preservation of the community atmosphere and character of the village, and the needs for limited housing development. The analysis of the landscape, buildings and views has been very thorough. The potential housing type needs have been well researched and used to inform selection of sites for potential housing development.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR22
			I would like to thank the working group for all their hard work in producing the NDP and its clear presentation.	
			Noted.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments				

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR23
Overall impression	Y	Support	Strongly support the NDP as it provides for a reasonable level of development to meet local needs and demand but preserves the beauty and tranquility of the outstanding landscape setting.	
			Noted.	
WH5.4	Y	Support intention	I support this approach in general terms but there must be exceptions for small more affordable dwellings and those suited to older persons wishing to downsize where large gardens are not wanted.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	N	Object	WH5 (5) – I have a strong objection to the prescriptive wording of this policy and the duplication of its wording with that of policy WH5 (2). The effect of WH5 (5) could be to restrict development of reasonably sized plots simply because of the large gardens or grounds of adjoining properties. It could sterilize development of certain plots until such time as a large adjacent plot is itself sub-divided for development and this cannot be fair. Inclusion in such an assessment of plots on the other side of a road is unreasonable. The policy may work against provision of smaller cheaper dwellings suitable for downsizing or newly forming households. Arising from such an assessment of adjoining plots the requirement for a larger development plot size than is necessary will increase the price of the new property and lessen affordability. It does not provide any opportunity to promote social inclusivity with a mix of property types and sizes in proximity to each other. It should be recognised that a few existing older properties that contribute to local distinctiveness have relatively small plots.	
			See response to WH5.4 above, Policy WH5.5 is deleted.	
WH5.5		Comment	In terms of practicality the local planning authority does not have the resources to undertake map based assessment of individual plot sizes. It would need a separate planning consent application form just for Wellington Heath if the applicant were to be expected to submit details of the plot sizes and those of adjoining properties.	
			The amendment to Policies WH5.4 and WH5.5 (now WH5.3) will not generally require a numerical assessment of adjacent plot sizes. It will be for the applicant to demonstrate compliance with any policy and no separate form will be necessary.	
WH5.8	Y	Support intention	Whilst I have indicated support I appreciate the concerns of some parishioners about the prescriptive nature of the requirement for hedgerows rather than close boarded fencing and the need for privacy. Perhaps the requirements could be applied to frontages only, leaving the rear gardens to be fenced if preferred. This would also apply to the policies on the allocated sites (WH7, 8 and 9).	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR23
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5.12	Y	Support intention	But, these dwellings must be capable of supporting the way people wish to live in the 21st century. Small cramped rooms are not suited to today's way of life and these buildings must be allowed to become fit for purpose by suitable modernisation, extension and adaptation. Extensions can be designed to differentiate between the original building and that which is newly constructed without detracting from the character of the original. There are numerous examples of successful works to even grade 1 listed buildings where this has been achieved.	
			The policy has been amended to include an "economic test" whereby demolition is permitted if the cost of renovation is prohibitive. The revised policy also refers to modern space standards. The policy supports sympathetic and appropriate renovation, modernisation and extension.	
WH5.15.1	Y	Support intention	As long as it extends only to design cues and is not too restrictive.	
			WH5.15.1 supports design cues which are now clarified by the termed "visual design cues" and appear as WH5.11.1.	
WH5.15.2	Y	Support intention	The NDP should make clear its support for high quality contemporary design of new buildings and use of modern materials where this is in keeping with the landscape setting.	
			This is the intention of the policy.	
Other comments WH3.1		Recommend change	WH3 (1) – The penultimate line should read "of a safe cycleway and footpath ...". Replace "or" with "and".	
			Policy amended along the lines suggested.	
WH4		Comment	Policy WH4 – Mix of new housing and design for changing needs Capitalise some words in the heading to accord with other policy headings.	
			Amended as suggested	
		Comment	The owner of allocated site 23 has raised an interesting point regarding the need for cross-subsidy from larger more profitable dwellings to support development of 2 bedroomed units on this and other allocated sites. The issue of property mix and development viability should be further explored across the allocated sites, particularly site 19a South. On allocated site 23 the additional costs of access and re-routing electricity supplies could be offset by development of a couple of 3 bedroomed house alongside the 2 bedroomed units.	
			WH9.3 is amended to support a mix of 2 and 3 bedroom dwellings on site 23. Planning applications have already been submitted by the owners of site 19a.	
Other comments			Policy WH5 – Development in Wellington Heath Village	
WH5.1		Comment	WH5 (1) – Reads "Wellington Heath village is in the Malvern Hills AONB ...". Not all of the village lies within the AONB boundary (see Map 4). Some of the sites considered during community consultation, and a few existing developed plots, are actually located outside the AONB boundary. The wording should be changed to reflect this as the description used in the policy must be accurate such that the associated constraints can be properly applied.	
			Accepted. WH5.1 is amended to recognise the point and apply the principles of the AONB guidance to development anywhere in the village. The settlement boundary only extends outside the AONB at the northern tip where it crosses Church Lane to include a very small area with 2 properties.	
WH5.5		Recommend change	WH5 (5) – I have a strong objection to the prescriptive wording of this policy and the duplication of its wording with that of policy WH5 (2).	
			Duplicate reference to overlooking is resolved with the deletion of Policy WH5.5	
		Comment	The effect of WH5 (5) could be to restrict development of reasonably sized plots simply because of the large gardens or grounds of adjoining properties. It could sterilize development of certain plots until such time as a large adjacent plot is itself sub-divided for development and this cannot be fair. Inclusion in such an assessment of plots on the other side of a road is unreasonable. The policy may work against provision of smaller cheaper dwellings suitable for downsizing or newly forming households. Arising from such an assessment of adjoining plots the requirement for a larger development plot size than is	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR23
			necessary will increase the price of the new property and lessen affordability. It does not provide any opportunity to promote social inclusivity with a mix of property types and sizes in proximity to each other. It should be recognised that the odd existing older property that contributes to local distinctiveness has a relatively small plot. In terms of practicality the local planning authority does not have the resources to undertake map based assessment of individual plot sizes. It would need a separate planning consent application form just for Wellington Heath if the applicant were to be expected to submit details of the plot sizes and those of adjoining properties. I would prefer to see wording that allows for the plot size to be suited to the size and type of dwelling to be developed.	
			There is a divergence of parishioner views on plot sizes . There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on subdivision of gardens has been deleted	
WH5.8		Comment	WH5 (8) – I appreciate the concerns of some parishioners about the prescriptive nature of the requirement for hedgerows rather than close boarded fencing and the need for privacy. Perhaps the requirements could be applied to frontages only, leaving the rear gardens to be fenced if preferred. This would also apply to the policies on the allocated sites (WH7, 8 and 9).	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12		Comment	WH5 (12) - These pre-1900 or locally significant dwellings must be capable of supporting the way people wish to live in the 21st century. Small cramped rooms are not suited to today's way of life and these buildings must be allowed to become fit for purpose by suitable modernisation, extension and adaptation. Extensions can be designed to differentiate between the original building and that which is newly constructed without detracting from the character of the original. There are numerous examples of successful works to even grade 1 listed buildings where this has been achieved.	
			It is not intended to restrict what development may or may not be permitted to listed buildings. This is outside the scope of the NDP. The retention and appropriate improvement of pre-1900 buildings is supported because they impart more character and distinctiveness to the village than do modern buildings. However the policy has been amended to include an “economic test” regarding their retention. The policy has been amended and no longer requires replacement in a similar style. Instead it requires replacements to reflect the scale and mass of the original as suggested by the AONB and makes reference to modern space standards. The policy supports sympathetic extension.	
WH6		Recommend change	Policy WH6 – Development Outside the Settlement Boundary – Countryside Suggest the title is changed to “Development Outside of the Settlement Boundary and in the Countryside”.	
			Policy title amended.	
WH6.2		Recommend change	WH6 (2) – As the AONB Building Design Guide does not apply outside of the AONB I suggest changing the word “should” in the second line to “could”.	
			The AONB Management Plan is specifically referenced by the Core Strategy and on page 5 says “In 2012, Defra and Natural England advised those carrying out management plan reviews that there is a greater imperative to consider the effect of development in the setting of protected landscapes. The setting of an Area of Outstanding Natural Beauty (AONB) is the surroundings in which the area is experienced.” The parish lies outside the AONB at the north and at the west. In the west the topology presents a large area of the parish as a very prominent part of the setting of the AONB viewed from the west, including from the AONB designated exceptional viewpoint 27 on Marcle Ridge. The manner in which the AONB guides are referenced to in policies WH5, WH6, WH15 and WH17 has been reviewed and revised in a consistent manner as necessary.	
WH6.6		Comment	WH6 (6) – Delete the second “and”.	
			Policy amended	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR23
WH6		Comment	WH6 (16, 17 and 18) simply duplicate WH5 (17, 18 and 19). The policies should be placed in a short new section entitled Water, Waste and Lighting Management.	
			Policy revised, combining waste water and light aspects of WH5 and WH6, now presented as WH12.	
WH19		Comment	A desire for 'dark skies' could be incorporated into the policy on artificial lighting.	
			Policy amended to include Dark Skies	
WH7 s9.6		Comment	Heading 9.6 + Policy WH 7 (5), (8) and (9) + lines 1078, 1083 (there may be others) – insert spaces after each reference to "19a" in the naming of the allocated sites.	
			Terminology of 19a south and 19a north has been reviewed and corrected to be consistent with the Policies Map.	
WH17		Comment	Policy WH17 – Vehicle parking and access arrangements Capitalise some words in the heading to accord with other policy headings. WH17 (7) – change the wording in italics to the standard text font.	
			Done	
WH14		Comment	14 Policies for Utilities – Communication Lines 1146 to 1148 – is the poor mobile phone signal still a problem at this location as there have been some improvements in signal quality in recent months	
			The whole of section 14 has been revised to reflect changes in mobile phone signal coverage and the anticipated future provision of broadband through the fastershire project.	
Appendix 3		Comment	Appendix 3 – A Photographic Guide to Wellington Heath Village Lines 1650 to 1655 – I have reflected on the opposition to the inclusion of the wording on the development being controversial at the time. I feel that the wording does not add to the presentation of the information to readers and should be deleted. Some criticism of the appearance of the new 3 storey house featured in the photo on page 89 has been heard locally but this is not mentioned in the text. We should therefore be consistent and remove any and all such critical observations.	
			The statement is a matter of fact based on the opinions expressed at a time of the 2006 Parish Plan. However other new builds have and can be controversial and the wording is amended.	
Appendix 3		Recommend change	20.8 Summary and Conclusions – from line 1715 onwards – this section should mention all of the locally designated green spaces.	
			This section in Appendix 3 mentions "these are the main elements" but does not list all of the Local Green Spaces. It is amended for completeness.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR24
Overall impression	Y	Support	I generally support this well produced NDP. The need for affordable housing is important. Modern housing will not always meet the desired policies though the building of identical houses should be avoided.	
			Policy WH4 has been amended to deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price. Affordable housing is defined in the National Planning Policy Framework and excludes low cost homes for market sale. Issues of design are addressed in Policies WH5 and WH6. WH5.15.1 is amended for clarity and now uses the term "visual design cues", is supports design cues and not "pastiche" and now appears as WH5.11.1. WH5.14 supports individual designs and now appears as WH5.10.	
WH5.4	Y	Support intention	There will be exceptions such as affordable housing.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention	However, this will not always be achievable	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR24
			See response to WH5.4 above.	
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comment	Para 1.1 Hereford, Worcester and Gloucester are all at least 25 kilometres distant.	
			Agreed the distance is amended as suggested.	
			Page 85 Line 1610 The first two houses (our house Strathmore is in the foreground of the left hand photo at 1610/1615) are not detached. They are linked by garages and utility rooms (below the garages). Strathmore is a good size plot (circa 1/6 acre - increased to circa 1/3 acre by the further land purchase).	
			Appendix 3 is amended accordingly referring to the first two houses as "linked detached".	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR25
Overall impression	Y	Support	My impression of the NDP is that it is a thoughtful and accurate reflection of the consultative process undertaken by the working group and, in that context, I'm broadly supportive of its content. I believe the working group should be thanked for the considerable time expended on getting the NDP to this point.	
			Noted	
WH5.4	Y	Support intention	The term "generous" is clearly open to interpretation but I support the general intention.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention	I'm happy to support the general intention to maintain the layout and character of the village although I'm not convinced this will always be practical/desirable.	
			See response to WH5.4 above	
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention	I would support the general intention although I think a reasonable degree of flexibility is called for.	
			WH5.15.1 is amended for clarity and now uses the term "visual design cues", Is supports design cues and not "pastiche".	
WH5.15.2	Y	Support intention		
Other Comments			WH3 - I don't think the importance of the strategic gap can be overstated and am very supportive of the proposed liaison with Ledbury Town Council in that regard.	
			Noted. Policy revised in response to Herefordshire Council	
WH6.15		Support intention	WH6.15 - I am for the strongest possible control over the siting & size of poly tunnels.	
			Noted	
WH11		Support intention	WH11 & WH12 - I feel that the improvement & retention of community facilities should be a priority in its own right as well as a priority as part of other developments. A safe footpath route to Ledbury remains extremely desirable.	
			Retention of community facilities is covered in policy WH12 which is now combined into WH11. The desirability of an improved footpath to Ledbury is stated in Policy 16.3.	
Appendix 3		Comment	1360 - The "Scots Pines" referred to are actually Corsican Pines.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR25
			Corrected as suggested	
General		Comment	Gen - The views of my wife, of the same address, are also reflected in this response.	
			Noted	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR26
Overall impression	N	Object	As I see it this is a hugely over complicated document for a very basic requirement:- The future housing for an ever increasing UK population but moreover for our local & immediate needs the MOST IMPORTANT BEING:-The provision of future Housing for our young population who may wish to stay within our Community to live & work contributing to Society as a whole.	
			The NDP must have detailed policies that deliver the objectives. The NDP will considerably exceed both the housing target for Wellington Heath and the number of new houses parishioners supported in their questionnaire responses. Amended Policy WH4.1 provides for provision of smaller dwellings that are likely to be of lower cost and suited to starter homes or for those wishing to downsize. Developers are also required to design and construct homes to recognise changing lifetime, mobility and employment needs of occupiers.	
		Comment	Therefore I feel this report has totally missed the point, by that I mean concentrating on irrelevant details such as detail of, hedges, fences, limited Variations in style etc. See specific Points in my answers below.	
			Parishioners decisively chose a vision which starts with "To safeguard our rural environment". National and Herefordshire policy also considers local distinctiveness to be important, especially in AONBs. Herefordshire and Malvern Hills AONB policy and guidance consider landscape and design details and it is appropriate for the NDP to review how this is interpreted locally in Wellington Heath. The policies in the NDP are intended to achieve the vision chosen by parishioners and secure their support, including acceptance of an increased number of new houses.	
WH5.4	N	Object	This states "The density of development varies within the village but small plots and dense development are not characteristic" May I Remind you of some of the Older Terrace Houses Victoria Row and those above on the Ridgeline behind on Ochre Hill also Rose Cottage & Roseleigh further down the village. All these were originally smaller Basic Housing, so this statement is untrue Considering these are some of the oldest Houses within the Village and built with local Resources for Local Workers. So the statement "For new dwellings, plot sizes should be generous" is correct if used for a New Row of Terrace Houses with a manageable size Gardens or even such a development as a :- http://hivehaus.co.uk/	
			Remarks about the distinctive origins of Wellington Heath village, and specifically Victoria Row, have prompted reconsideration of smaller and terraced houses despite the NDP questionnaire results which did not favour terrace houses (35% for, 50% against). The smaller size of some plots to a few older dwellings is acknowledged. There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted. However its is generally true that the density of housing development varies within the village but small plots and dense development are not characteristic, as an example Victoria Row Terrace has a mixture of small and large plots. WH5.14 is amended to support terraces.	
WH5.4		Comment	I feel the following statement is written in a very discriminative way. What is meant by the term "special needs accommodation?":- "unless there is actual justification in terms of special needs accommodation or in order to provide an appropriate form of affordable housing to serve the locality where such need can be demonstrated. The justification for small plot sizes must be demonstrated."	
			This term has been deleted from the amended policy.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR26
WH5.4		Comment	Surely the provision of future affordable housing for our young population who may wish to stay within our community to live, work & contribute to society along with downsizing in retirement is demonstration enough for Smaller Plot Sizes. Therefore become affordable for those on a low –average income.	
			Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	
WH5.5	N	Object	When you look at the village it has such a varied layout so not quite sure how this statement can be followed unless no future development takes place: "Sites created by subdividing existing gardens, should be located and designed to retain the layout and character of the village and to avoid significant overlooking of neighbouring properties." I agree no one wants a new house wall built right next to their boundary but given the current plots available such as the proposed development at the Becks this is unlikely. As far as stating :-"The size of the newly created plots, including that of the existing building must not be less than the average size of the residential plots bordering the sub-divided plot (i.e. : those with a common boundary, which may be across a road or sharing a corner). This is an unachievable directive and again take a look at the bordering properties around the border of the Becks.	
			See response to WH5.4 above. The Becks (outline planning application P153788) demonstrates the delay, controversy and unnecessary work which arises from insufficiently considered designs from the outset, evident in the divergence between pre application advice, submitted plans and extensive conditions contained in the planning approval, it is not a good example for the future.	
WH5.8	Y	Support intention	In General Yes but feel it should read more like :- "Tall industrial fencing should be discouraged with lower, informal and of a rural nature being the preferred option"	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement is given to the planting of hedges in order to reflect the rural nature of the village.	
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention	Yes, with the following points :- The statement here "Designs with only slight variations in elevations, fenestration, doors etc." is not needed and should not be used in such a policy document as each design should be looked at in its own merit and to that of its neighbouring properties or landscape. Also it would be better here to just bring people's attention to the Counties Council's policy & AONB. A perfect example of this would be to mimic a Row of terrace houses like Victoria Row on one of the new plots but this has not been suggested anywhere in this document.	
			The understanding is that AONB guidance will have a lesser weight than the wording contained in NDP policy itself. AONB guidance has been enshrined in policy only where appropriate. The policy is necessary to support the distinctive character of Wellington Heath and discourage standardised designs typical of towns. . The mention of Victoria Row has prompted amendment of WH5.14 to support terrace houses which now appear as WH5.10.	
WH5 / WH15		Comment	Modern materials / technology could be used here for instance a separate row of Solar panels on a bank or wall so as not to distract from the rows design.	
			WH15 supports renewable energy	
WH5.15.2	Y	Support intention		
Other Comments		Comment	This should read "Housing Numbers, Location and Size"	
			Unclear reference but believed to relate to the heading of Section 9.5. No change is considered necessary.	
s9.2.4		Comment	Again NO mention of affordable housing here and clearly not enough smaller houses and no mention about terrace housing. Using the breakdown of possible houses it does not even reach 30%. "(Line 535) Herefordshire's Core Strategy[2] Policy HI (Affordable housing – thresholds and targets) states that in the housing market area that includes Wellington Heath, there is an indicative target for 40% of the dwellings constructed to be affordable"	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR26
			Affordable housing is defined in the National Planning Policy Framework and excludes low cost homes for market sale. The Herefordshire target of 40% affordable homes provision applies only to sites of 10 or more dwellings. There are no such sites proposed in Wellington Heath village. Policy WH4 has been amended to deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price.	
WH9.3		Comment	WH9 point 3 This I see as a prime location for some affordable dwellings & by this I mean small terrace housing with reasonable gardens front & rear to encourage young families to have an outdoor garden, allow children to play & learn from the outdoor environment & respecting their immediate neighbours. This is consistent with WH9	
WH9 & WH17		Comment	This should be given priority over large hard standing areas for parking which create a large water run off problem for those further down the common.(or anywhere for that matter) Yes parking must be provided but could be a gravelled area adjacent to the terrace. Parking, access issues and surface water run-off are covered by Policy WH17 and address the issues raised, the policy supports loose stone surfaces and would accommodate shared areas for turning and visitors, minimising the required area for vehicles. WH17.3.5 has been strengthened regarding water run-off	
		Comment	Staying with the affordable housing I would like to suggest a radical new idea which could be truly affordable, directly for either young or old single occupants that could grow with their requirements if enough thought is given to the plots layout. Go to http://hivehaus.co.uk/	
			The mention of the Hivehaus project is very interesting and commendable however the specifying of particular forms of dwelling construction is not in conformity with NPPF paragraphs 59 to 61. Contemporary designs are covered by Policy WH5.2.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR27
Overall impression	Y	Support	This is a very well designed document that gives clear guidance for housing development in Wellington Heath to 2031 and sets the tone for any development that may be considered further in the future. I fully support the draft ND plan. Noted	
WH5.4	Y	Support intention	It would be expected that plot size would reasonably reflect the size of the housing being built i.e. 2, 3, or 4 bedroom. There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention	I agree that developers should be discouraged from cramming too many houses on plots created within existing larger gardens. See response to WH5.4 above.	
WH5.8	Y	Support intention	Whilst this policy appears overly prescriptive, its intention is sound and encourages the use of hedging wherever possible. The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	Y	Support intention	I agree very broadly but am unclear as to what a pre1900 form actually means. Architectural merit has to be defined within the context of the AONB design guidance. The policy has been amended and no longer requires replacement in a similar style. Instead it requires replacements to reflect the scale and mass of the original as suggested by the AONB.	
WH5.15.1	Y	Support intention	I do think that this policy has to be seen as loose design guidance and specific reference to the time line of 1900 should perhaps be avoided	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR27
			The policy does not seek to create 'pastiche' design of new dwellings but simply to pick up design cues from older dwellings. Alternative nomenclature to pre 1900 such as "historic" was explored but was considered too imprecise. The explanatory text preceding the policy has been improved and encourages developers to consult Appendix 3 pictorial guide and AONB Guidance	
WH5.15.2	Y	Support intention		
Other Comments		Comment	Gen : There has been emphasis on "local distinctiveness" within Wellington Heath. This is problematic because of the diversity of housing styles and construction methods seen around the village. What is truly distinctive is the natural and unusual topography and the overall pattern of house size. - there is a great predominance of 3 and 4 bed homes on modest plots and the intention should be to avoid altering this pattern significantly.	
			Not accepted. The housing mix in the village is unbalanced with a preponderance of large dwellings. To address this problem and deliver a mix of dwellings Policy WH4 is amended to support smaller dwellings but note that Site 19a south is exempt from policy WH4.1 to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment. There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR28
Overall impression	Y	Support	A lot of hard work has gone into this plan. It is very thorough and it would seem that all important aspects have been taken into consideration. The planned building is appropriate for the village. Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention	Agree in general - but the current plots already vary hugely.	
			Accepted. There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.8	Y	Support intention	Yes - it needs to blend in with the village Noted	
WH5.12	Y	Support intention	Agree, although the term "of architectural merit" is very much open to interpretation. The policy has been amended and the term "architectural merit" has been discarded.	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention	Sympathetic contemporary design can fit nicely into the village Noted	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR29
Overall impression	Y	Support	I definitely support the NDP. I think it is very good and a lot of work has gone into preparing it. Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention	Although I support the general idea some existing houses have wood fencing and it may be difficult to stop people putting fencing up e.g. to keep dogs in the garden.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR29
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention	Half the houses in Wellington Heath have been built since 1960! Especially if the plan is also saying that contemporary designs and use of modern materials will be supported, would it be better just to have design cues and colours consistent with existing buildings in the village.	
			Features of older dwellings contribute to local distinctiveness. Distinctiveness has been eroded by recent decades of planning in the absence of guidance and policy supporting distinctiveness. Policy supports design cues and not "pastiche" and has been clarified by the the qualifying word "visual" before design cues..	
WH5.15.2	Y	Support intention	They must blend into the landscape.	
			Noted	
Other Comments WH3.1		Comments	WH3.1. I think the strategic gap is very important and a safe walking route to Ledbury.	
			Noted. Policy revised in response to Herefordshire Council	
WH7.2			WH17.2. adequate space on each site must be allowed for vehicles, including visitors.	
			This is covered by policy WH17.3.7	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR30
Overall impression	Y	Support	I consider the quality and detail of the Wellington Heath NDP reflects the enormous amount of hard work and commitment of time by the wide selection of volunteers in the village that have been involved in its development.	
			Noted	
			I fully support the overall strategies and the individual points documented in the Wellington Heath NDP.	
			Noted	
			As a parish resident I have been consulted and informed multiple times in a variety of different ways, e.g. comments requested on drafts, a web page and there have been regular inserts in the quarterly Parish Newsletter	
			Noted	
Vision		Support intention	I fully endorse the overall vision: "To safeguard our rural environment and to enhance our community through managed development that addresses the needs of people of all ages who wish to live, work, socialise, and relax within the parish" and the associated objectives.	
			Noted	
WH3		Support intention	I am in favour of the proposed strategic gap concept and the methodology applied in selection of preferred development sites	
			Noted, WH3 Strategic Gap has been amended because Herefordshire Council consider the previous wording may not be "not in general conformity".	
			To highlight the potential impact of new house in the parish, the importance of maintaining the existing distinctive character of the village has been detailed both in terms of the history of village development that is reflected in different types of dwellings to be found in the village and the many different landscape vistas.	
			Noted	
			Finally our links to the Malvern Hills AONB with the associated regulations are explained	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR30
			Herefordshire Core Strategy policy SS6 considers local distinctiveness to be important, especially in AONBs. It is appropriate for the NDP to consider how AONB guidance is interpreted locally in Wellington Heath.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comment	Gen As stated earlier. I fully support the overall strategies and the individual points documented in the Wellington Heath NDP. As a parish resident I have been consulted and informed multiple times in a variety of different ways, e.g. comments requested on drafts, a web page and there have been regular inserts in the quarterly Parish Newsletter.	
			Noted	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR31
Overall impression	Y	Support	The NDP has been very well thought out and represents a thoroughly balanced view of the need to preserve the essential rural nature of the village with the need for additional housing. Therefore, I support the NDP	
			Noted.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR32
Overall impression	?	Comment	There are infill developments outside the restricted areas in WH Parish boundary that could be developed.	
			National and Herefordshire policy limit the NDP to the designated area which is that inside the parish boundary.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention	Unable to download all this document so would be obliged if a paper printout could be sent.	
WH5.12	Y	Support intention	Noted. Paper copy supplied, no comments received	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments			Please advise how I can access all these WH5 jobs.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR33
Overall impression	Y	Support	Support, generally a thoughtful document with sensible design principles	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention	But the policy intention is not very clear. What does "where demolition is unavoidable" mean. Does it mean the building is unsafe? If this is the case, there seems little logic in demanding it is replaced by a pre-1900 form etc, more than there would be in greenfield sites	
			The policy has been clarified with an economic test. The revised policy no longer requires replacement in a similar style. Instead the replacement is to reflect the scale and mass of the original as suggested by the AONB.	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comments	Rather too much reverence paid to listed building designations and the settings of such buildings, which can be quite random - buildings are listed if they are under threat of being demolished where similar buildings are not listed. Windmill Cottage, for instance is locally distinctive and would be sorely missed, but is not listed and its character would be destroyed if its setting were changed - probably more so than the schoolhouse.	
			The Policies WH5.11 and WH6.7 have been revised to reflect Herefordshire Core Strategy, reference to views is deleted. WH5.12 gives some limited protection to unlisted older buildings which contribute to local distinctiveness.	
WH7.1		Comment	WH7.1 Disagree about siting houses to protect the ridgeline of 19a. The view shown in the photo above the policy shows the effective ridgeline from the viewpoint is in fact Frith Wood. From Verzons, the predominant feature of the view towards the village are the polytunnels, not the ridgeline.	
			The ridgeline and the sparsely settled landscape are referred to in the Landscape Sensitivity and Capacity Assessment. When viewed from a distance is an important feature at the western edge of the AONB and should be protected. The NDP proposes that 19a north is protected by a Local Green Space immediately under the ridge. WH17.1 emphasises the requirement to keep the ridgeline green and any development lower on the slope to protect views from a distance. The ridgeline from the Floyds Lane / Horse Rd junction to the south end of Horse Rd is visible as the skyline from Ledbury Road which is the western edge of Malvern hills AONB. The policy is not changed.	
WH7.5		Comment	WH7.5 The "poor hedgerow" is a bank of brambles plus a hawthorn and elder tree which are a fantastic resource for wildlife including hundreds of bees nectering on the bramble flowers, and blackcaps in the hawthorn tree.	
			Noted	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR34
Overall impression	Y	Support	A thorough document with considered balance between the protection of our environs and the inevitable development of the village	
			Noted.	
WH5.4	Y	Support intention	I agree with the preference but also with the proviso for smaller plots if justified	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention	Yes - this will hopefully avoid "squeezing in" one off properties of incongruous density	
			See response to WH5.4 above	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR34
WH5.8	Y	Support intention	Generally supportive but I would prefer there to be a proviso included to allow for alternative types of fencing if the design / need dictate and it is not detrimental to the surroundings	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	Y	Support intention	Supportive of this as it does allow new design of architectural merit but must be wary of parody development	
			Noted. Policy WH5.12 has been amended with an economic test. The policy has been clarified with an economic test. The revised policy no longer requires replacement in a similar style or architectural merit. Instead the replacement is to reflect the scale and mass of the original as suggested by the AONB.	
WH5.15.1	N	Object	The world moves on.... I would prefer to see reference to harmony rather than incorporation to facilitate new construction methods	
			WH5.15.2 already supports contemporary design and modern materials. No change. Features of older dwellings contribute to local distinctiveness. Policy supports design cues and not "pastiche". Harmony may not always be appropriate, in part because it could encourage the repeat of rather standardised designs from the period of rapid expansion of the village which occurred before the importance of local distinctiveness was recognised in planning policy or guidance.	
WH5.15.2	Y	Support intention	But this should not be a lesser alternative. The use of "preferred" in 15.1 indicates that 15.2 is a fall back option and that more traditional development is first choice - they should both be equally welcomed if of appropriate design	
			WH5.15.1 and WH5.15.2 are complementary, not alternatives.	
Other Comments WH5.15.4		Comment	WH.15.4 I disagree with the statement that brilliant white should be avoided - its use is a common feature within Wellington Heath, including on Listed Buildings. In the correct location it can enhance, not detract from the landscape	
			Reference to brilliant white is deleted, it was included only to assist understanding by parishioners. White and brilliant white are quite different. White is used on listed buildings, whereas brilliant white, which uses modern pigments that were not formerly available, is not generally found on listed buildings.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR35
Overall impression	Y	Support	This report explains very well why so many residents love it here and wish to continue here. My only comment is that I believe our village is in desperate need of more smaller dwellings and not necessarily with large gardens. More small terraced housing (like Victoria row) would cater for young and old alike who, for different reasons, cannot maintain a large garden. We ought to allow for even more houses of this type than mentioned in the report, to ensure the diversity we covet continues, otherwise we risk becoming somewhere for just the very privileged.	
			Noted. WH4 is amended to support smaller houses. WH5.14 is amended to support terrace houses. Terraced houses and particularly Victoria Row have been added to the explanatory text	
WH5.4	?	Comment	Our village needs smaller dwellings with small gardens to attract young and old alike who, for different reasons, cannot maintain a large garden. We ought to allow for even more houses of this type than mentioned in the report, to ensure the diversity we covet continues, otherwise we risk becoming somewhere for just the very privileged.	
			There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR35
WH5.5	?	Recommend change	Victoria row is a great example of how less than average plot sizes can still blend in with the village. Even using modern design principles this can be achieved. I think using the word 'average' is wrong. Maybe it should be that no plot size should be smaller than its smallest neighbour.	
			It is acknowledged that Victoria Row Terrace has a mixture of small and large plots and this comment has influenced the amendment of policies. See the response to WH5.4 above. Policy WH5.14 has been amended to support terrace houses.	
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comment	GEN: Our village needs smaller dwellings with small gardens to attract young and old alike who, for different reasons, cannot maintain a large garden. We ought to allow for even more houses of this type than mentioned in the report, to ensure the diversity we covet continues, otherwise we risk becoming somewhere for just the very privileged.	
			Amended Policy WH4.1 provides for provision of smaller dwellings that are likely to be of lower cost and suited to starter homes or for those wishing to downsize.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR36
Overall impression	Y	Support	Well thought out and well set out document. Useful to have the appendices for easy reference. I support it	
			Noted	
WH5.4	Y	Support intention	I welcome however a small number of affordable smaller plots	
			. There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on subdivision of gardens has been deleted.	
WH5.5	y	Support intention		
WH5.8	Y	Support intention	Yes with justifiable exceptions	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	Y	Support intention	Yes.	
WH5.15.1	N	Object	Modern well designed properties can sit harmoniously with older traditional buildings.	
			Policy WH5.15.1 supports design cues and not "pastiche". Policy WH5.15.2 supports contemporary design.	
WH5.15.2	Y	Support intention	They do not have to blend into the landscape so long as they enhance or do not detract from it.	
			WH5.12.2 is changed to "integrate with the landscape" as suggested by the AONB.	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR37
Overall impression	?	Support	I do not support any artificial building targets - but I think the plan does exhibit some concern for the preservation of the beauty of this very special site. All development should be kept to a minimum and be well scrutinized	
			The NDP seeks to strike a balance between development and safeguarding the distinctive character of the parish. The NDP must conform to national policy and Herefordshire policy and their housing targets.	
WH5.4	?	Comment	case by case	
			There is a divergence of parishioner views on plot sizes but the existing predominance of 3 and 4 bedroomed houses is acknowledged. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	?	Comment	case by case	
			See response to WH5.4 above	
WH5.8	?	Comment	temporary fencing plus hedging	
			The policy has been reworded and is less prescriptive. Reference to close boarded fencing has been removed. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	?	Support intention	didn't see that part of the plan - anything pre-1900 should be retained (as it is probably better built than anything subsequent)	
			Noted.	
WH5.15.1	Y	Support intention	I think the dwellings made from the local materials just disappear into the landscape and that should be encouraged	
			Noted	
WH5.15.2	Y	Support Intention	modern materials being - bio mass for example timber frame - slate - etc - these are the modern materials	
			Many materials would be considered modern including those revitalised by new techniques for their use.	
Other Comments		Comment	Gen	
			Meeting building quotas in this site - this is an artificial requirement dropped down from above. I agree with the general thrust of the plan but am not convinced of the need to meet any target number of new builds	
			The NDP must achieve the housing target set by Herefordshire Council, otherwise the NDP will not pass the examination stage and would therefore fail to be adopted.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR38
Overall impression	Y	Support	I broadly support the plan, but with caveats. There is very strong emphasis on the present and the past. There is no specific "style" to the village so I see no need to emphasise pre-1900 as a style guide. Similarly, if you look back to old photographs, the hedges and trees were smaller making the area rather more open. While I understand broadly where you are coming from, I would like to see scope for future developments to reflect now and not have to hark back to the past.	
			Amended Policy WH5.15.1 supports visual design cues and not "pastiche" and WH5.15.2 already supports contemporary design and modern materials. This provides adequate scope for high quality contemporary design whilst respecting local distinctiveness. The local character was established before the era of mechanised transport and has subsequently been degraded by decades of planning in the absence of guidance and policies regarding distinctiveness. Further erosion of local distinctiveness is to be avoided. The explanatory text in Section 9.3 preceding Policy WH5 has been revised to better explain local distinctiveness and evolution of the village. See response to WH05.12 regarding pre 1900 buildings. With regard to hedges and trees it is appreciated that overall vegetation in and around the village is greater than it was in the past, the present mature trees and hedges considerably add to the rural character of the village landscape and should be preserved where possible. The Landscape	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (in blue)	PAR38
			Sensitivity and Capacity Assessment section 6.2.21 emphasises the need to retain mature trees and native hedges.	
General			I notice that all the specific questions refer to a single policy. The implication is that this is the only important policy, which begs the question of the status of the rest.	
			Most development will be within the Settlement Boundary so it is inevitable that the most hotly debated issues will relate to policy WH5 which is specifically applicable to Wellington Heath village. There is no implication that other policies are unimportant, a specific question invited comments on any other matter.	
WH5.4	Y	Support intention	I agree in general, but feel that a more important consideration is the plot size with respect to the size of property. This also fits in with the concept that family housing is larger and will generally benefit from a larger garden than a starter/ retirement property.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	N	Object	I agree that the subdivisions should be in keeping with the current (random) village layout. I do not consider that the average plot size is workable and it would rule out provision of, for example, a pair of small properties with smaller gardens adjacent to larger properties. There is a limited number of modern smaller properties and this would reduce the scope for building more	
			See response to WH5.4 above.	
WH5.8	Y	Support intention		
WH5.12	N	Object	Although some of the pre-1900 properties are very picturesque, many would require uneconomical upgrades to bring them up to modern living standards. Stipulating that these properties must be retained in their current form is too restrictive: we could end up with a number of derelict buildings which would not add to the ambience of the village. There is also the question of why the stipulation is specific to pre-1900 properties: why are these any more or less significant than others? I would also comment that architectural merit is very subjective	
			The policy supports appropriate improvement and extension and has been amended and is less restrictive. It now includes an "economic" test. Pre-1900 houses contribute to the character and distinctiveness of the village than more modern houses. The revised policy no longer requires replacement in a similar style. Instead the replacement is to reflect the scale and mass of the original as suggested by the AONB. Reference to architectural merit has been removed.	
WH5.15.1	N	Object	I do not see any reason why future housing should hark back to pre-1900 when there is little precedent in the current housing stock. We have a variety of styles of houses in the village generally reflecting their age. We are not a black and white village so there is plenty of scope for individuality: let the variability continue.	
			Policy WH14 supports individual style and design. Features of older dwellings contribute to local distinctiveness. Policy WH5.15.1 supports design cues and not "pastiche" . Policy WH5.15.2 supports contemporary design and modern materials. Most Herefordshire villages have attached housing estates of a somewhat standardised design and urban nature, Welling Heath does not have an extensive development of this type and hence has retained its rural character. The aspect of national planning policy which assists Wellington Heath to retain its character is called "Local Distinctiveness". The NDP draws on locally distinctiveness which is documented in the Herefordshire Landscape Assessment and AONB guidance documents. The term pre-1900 has mostly been removed in the revisions of the NDP, however the alternative terms considered for WH5.15.1 were considered insufficiently precise.	
WH5.15.2	Y	Support intention	This policy is generally sound, but is worded to infer that a modern design is a second best to a pseudo Victorian design. We should be open to any design that is grounded in the landscape of the village.	
			WH5.15.1 and WH5.15.2 are complementary, not alternatives. Policy WH5.2 addresses the relationship of development to the landscape and its setting.	
Other Comments WH5.15.3		Comments	WH 5.15.3. I do not see why you need to stipulate clay tile or slate. There are modern alternatives that would fulfil your requirement for dark non-reflective roofing and potentially provide added environmental benefits such as high insulation properties or solar power generation.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR38
			The topography of Wellington Heath often presents downwards views of roofs which causes them to be a more prominent feature than in many localities, however it is acknowledged that the original policy was unnecessarily prescriptive. Policy 5.15.3 is deleted and essential elements are revised and incorporated in WH5.15.1 and WH5.15.4. WH5.15.2 supports modern materials. WH15 supports insulation and solar power, and is not excluded by WH5.15	
WH18		Comment	WH 18 I would rate the provision of better mobile phone coverage. Younger generations are much more “mobile first” and would find the coverage in parts of the village unacceptable. This policy is worded very negatively. I would be happier with a policy that was predicated that improved mobile coverage is a necessity and worked positively to do it in a sensitive manner. It currently says to me that it will only happen if it can be invisible. The solution might be to turn the idea in its head: make the mast part of a new feature in the landscape. That would be precluded by the current wording.	
			Policy WH18 is intended to encourage improved mobile phone coverage, it has been revised to have a more positive tone whilst recognizing the need to have a mast appear integrated within the landscape, a clause regarding broadband provision has also been added. Introductory text in section 14 has been substantially updated to reflect recent changes in mobile phone coverage and the fastershire project which is expected to deliver fibre broadband.	
General			Gen. The document is trying to be two things: a formal policy document and “friendly” commentary. This makes for a long read which in some places falls between the two scopes. I think it would benefit from being made more compact: perhaps by separating the policy from the majority of the commentary? Gen. The English, particularly in the opening paragraphs does not read very smoothly	
			The NDP has to be suitable for all its different audiences including parishioners, planners, planning inspectors, lawyers, statutory bodies including Natural England and Historic England and of course developers. Ultimately the document will be most used by developers and planners who may be unfamiliar with the locality, explanatory text is best placed adjacent to related policy. Policies are shown with yellow backgrounds for identification. Style and “smooth” English are somewhat subjective and the different approaches of members of the volunteer editorial team may be apparent. A succinct document is a desirable objective and considerable effort has been devoted to reducing its length before publication.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR39
Overall impression	Y	Support	I think the NDP is a comprehensive, well-researched and well thought-out document which provides a positive plan for the future of Wellington Heath. I do support it because the recommendations within it are sensible and have been carefully considered.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention	I do support the listing of the Old Infants School House on The Common. It is an integral part of the history of the village and it would be a great pity to lose it.	
			At present The Old School House is not protected because it is not a listed building. The Parish Council may explore listing, perhaps as a “Local Heritage Asset List” but as a separate exercise after the NDP. Policy WH5.12 is intended to encourage the retention and appropriate improvement of older but unlisted buildings.	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR40
Overall impression	Y	Support	I support the WHNDP. I think the balance between house and plot sizes about right. The emphasis on 'Local Distinctiveness' is welcome. However, I am sceptical new house design will support it and not detract from it as was the case in the 70s/80s. You only have to look at the 'new' development at the top of The Common where a planning application for two Border Oak houses became three urban style dwellings which certainly do not enhance the character of the village.	
			Policy WH5 seeks to avoid further erosion of local distinctiveness, however polices are amended consistent with increased support for smaller houses. Policy WH5.2 has been strengthened to further emphasize the importance of siting within the landscape setting and in relation to neighbouring dwellings. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	?	Support intention	They are not applied to any development on The Common.	
			Post-war development diluted local distinctiveness which has been cited in recent planning applications as justification for new development proposals which proved controversial. The NDP seeks to avoid further erosion of local distinctiveness.	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
Overall impression	Y	Support	I support the vision and objectives, but do not feel that the policies are all appropriate and, where they are appropriate, many are insufficiently well-worded	
			Noted, the documents is still at draft stage. The policies will be amended following this consultation.	
WH5.4	Y	Support intention	I support the intent in general, but not the wording.	
			There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
			Generous, small, dense, locality are all vague terms and thus open to substantial interpretation.	
			There may be some element of interpretation of wording but the policy amendments have removed or reduced this possibility.	
			Sentence 1 is not policy, it is explanation. Explanation, should be separate from policy statement.	
			Not accepted. The wording provides the context for the remainder of the policy.	
WH5.5	N	Object	A qualitative look at Map 4 shows that this restricts any windfall development to three sites outside the "Allocated sites". This is effectively a blocking Policy and is inappropriate. WH5.24 adequately cover the intent of encouraging lower density development	
			See response to WH5.4, WH5.5 is deleted.	
WH5.8	Y	Support intention		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
WH5.12	N	Object	Retention of pre-1900 buildings without listed status should not be a policy. The older buildings may have character, but are also plagued by cold, and damp. As smaller properties are attractive as start-up or retirement dwellings, the running cost of the dwelling should not be ignored. Many such buildings could be replaced with equivalent small buildings with as much character and of significantly better sustainability (even allowing for embodied energy). Replacement or refurbishment to current required building regulations standards is, therefore, a complex balancing act. The proposed policy assumes that pre-1900 dwellings are fundamental to the "character" of the village, which I dispute. There is no justification for replacing like with like form. There is justification for replacing smaller dwellings with equivalent sized dwellings, and the design guides and other policies in the NDP would ensure that such dwellings were not inappropriate to the village environment.	
			The policy has been amended and is now less prescriptive. The revised policy places more emphasis on renovation and modernisation and includes an economic test regarding replacement and no longer specifies a pre-1900 form. Instead the point about replacing with a similar sized building has been adopted using wording suggested by the AONB.	
WH5.15.1	N	Object	The implication to me of this policy is that we want to live in a pastiche "mock-Victorian" village, just like people seemed to go through a phase of valuing "Mock-Tudor" housing estates. Good design takes cues from all its surrounding, not just the pre-1900 aspects of them. Other policies cover the "harmony" and good design principles, and I suggest that this policy is backwards looking, restrictive and unnecessary.	
			Features of older dwellings contribute to local distinctiveness. Policy WH5.15.1 supports design cues and not "pastiche" and works with WH5.15.2 that supports contemporary design and modern materials. The policy does not prevent design cues from elsewhere, however it would be unfortunate if the standardised development of the 1960s and 1970s was repeated. Further erosion of local distinctiveness is to be avoided; the NPPF and the Herefordshire Core Strategy promote local distinctiveness especially in AONBs.	
WH5.15.2	Y	Support intention	I fully agree that the NDP should support contemporary design, but note the apparent conflict with WH5.15.1	
			WH5.15.1 and WH5.15.2 are complementary, not alternatives, and together they allow plenty of scope for high quality inspired design whilst respecting local distinctiveness.	
Other Comments General		Comments	<p>15 to 90: Introduction for Parishioners is useful but, in my view, should form a separate document and not be part of the Final Plan.</p> <p>The Introduction for Parishioners was added shortly prior to first publication in response to a specific request by a reviewer who had not been involved with the NDP. Whilst it has now largely served its purpose there is no disadvantage in retaining it in the document and it will be helpful to those who are not already familiar with the NDP process including newcomers to the parish. The introduction for parishioners has been revised to ensure its continued relevance, it is no longer specific to the Reg 14 consultation and reflects the overall NDP process</p> <p>General: Grammatical uncertainties arise in several cases, including in some Policies. These must be addressed in order to ensure clarity of intent. Some examples are listed in comments below, but there are other occurrences.</p> <p>The Reg 14 document is still a draft. All policies and supporting text have been reviewed and where necessary revised, hence there are some alterations unrelated to parishioner and stakeholder representations as set out in Schedule 3 List of Alterations.</p> <p>General: An additional section with Vision, Objectives and Policies listed without all the explanatory material would be valuable. (or add all Policies as 5.3 and expand 310 to explain that full details WHNDP Feedback Form 1 (Parishioner) and background of the policies are given in following sections)</p> <p>Considerable effort has gone into reducing the length of the NDP, adding a section does not seem appropriate. Section 5.2, table of objectives already references the policies of relevance to each objective. The NDP has to be suitable for all its different audiences including parishioners, planners, planning inspectors, lawyers, statutory bodies including Natural England and Historic England and of course developers. Ultimately the document will be most used by developers and planners who may be unfamiliar with the locality, explanatory text is best placed adjacent to related policy. Policies are shown with yellow backgrounds for easy identification.</p>	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
Appendix 3		Comment	General: The photographic guide is an excellent “point in time” summary of the Parish. It rather avoids the “not so good” aspects of the Parish (poorly maintained boundaries, bad drainage, poor road conditions, poor housing stock) which are equally a part of the local scene. It would be very interesting to ask parishioners if they have photographs equivalent to those in the guide, but from earlier years. My limited series of views going back to 1989 show substantial changes to the amount of greenery and to the number of visible dwellings. I make this point to emphasise that the village scenery and associated views of “distinctiveness” have changed substantially over the years. No doubt perceptions of distinctiveness will continue to change, both as the village scene matures further and as contemporary fashions change.	
			Noted. The perceived change in distinctiveness arising from the growth of vegetation is acknowledged but the high hedges and mature trees help to integrate the village with the surrounding landscape which most parishioners appear to appreciate. Section 9.3.1 is extended to cover the evolving character.	
General WH5		Comment	The overall thrust of the development plan should not come across as “setting in aspic” the current distinctiveness, but as encouraging active improvement in the developed environment in line with the plan policies. While I’m sure this is the intent of the plan, I feel that an opportunity has been lost to set out a dynamic future for the village: the plan comes across as a defensive document focussed on minimising change and not one that is encouraging the stated Vision.	
			Policy WH5.15.2 supports contemporary design and modern materials more prominently than do AONB guides. National policy does not support the imposition of architectural styles but it does promote local distinctiveness especially in AONBs. Design features of the older dwellings contribute to local distinctiveness and the character of the parish. WH5.15.1 seeks to avoid the further dilution of local distinctiveness experienced in the posts war era, however it does not seek to create ‘pastiche’ design of new dwellings but simply to pick up design cues for features of the older dwellings.	
Editorial		Comment	<p>130: “It” in the last sentence refers to “The lane”, not the area of countryside</p> <p>Sentence corrected section 1.1 line 133</p> <p>145: Minutes’ is not possessive. We can argue about Priors, Burtons etc.!</p> <p>Sentence corrected section 1.2 line 146</p> <p>160: “..away from the village...”?</p> <p>Strictly yes but the editor missed this correction and it is not material.</p> <p>260: “This” refers to the “east of the parish” not the AONB.</p> <p>Corrected</p> <p>4.2: There is surely no “may” about it? I suggest rewording to be precise “...by 2031, this plan provides Allocated Sites for 15 new dwellings.”</p> <p>The need for allocated sites is definite, however the estimated quantity of 15 was set in 2015 and since then windfall planning approvals have accelerated. 15 is now considered an over estimate of the requirement for allocated sites but it is not appropriate to change it retrospectively. The quantum of the allocated sites and flexibility regarding the number and types of dwellings also implies an imprecise housing provision on allocated sites. The words “about” and “may” are therefore considered appropriate. The sentence in section 4,2 line 299 has been clarified by summarising this explanation</p> <p>Change 345 to match</p> <p>See response above</p>	
WH1		Recommend change	(WH1: The current wording is not correct, as development requiring planning permission outside the SB is allowable under policy and higher level Planning guidance. Replace with “.....village within which there will be a presumption in favour of development that conforms to the Neighbourhood Development Plan Policies”?)	
			Policy WH1 is amended in response to Herefordshire Council comments as advised by the planning consultant to Wellington Heath NDP.	
Policies map		Recommend change	Map 3 and 4: Keys should refer to Specific Policies. e.g. “Settlement Boundary (Policy WH1)”, “Local green Space (Policy WH2)”. Items should certainly not be “proposed”.	
			Maps amended as suggested. However note that Herefordshire Council will produce the final maps to a standard format.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
s9.1.3		Comment	455 6: This is an arbitrary date. Peter Garnett's quote is appropriate: "Modern homes blend in with old cottages". The blend is important and the "cottage" (size), not the "Pre-1900" used in the policy	
			Peter Garnett's quote refers to the character of Wellington Heath and as he suggests Wellington Heath is very pleasant place, indeed the village has not been subject to the addition of a housing estate as has occurred in so many other Herefordshire villages. The locally distinctive characteristics are not the same as character because distinctiveness emphasises the difference relative to other localities. The NPPF, Herefordshire Core Strategy, Herefordshire Landscape Assessment and the AONB guides all refer to Local Distinctiveness. The way Wellington Heath is described in the Herefordshire Landscape Assessment and AONB guides reflects its distinctiveness rather than the current character. The building boom of the 1960s and 1970s used standardised designs and generic materials indistinguishable from those used elsewhere in the UK at that time, they are not locally distinctive, further dilution of local distinctiveness of this nature is to be avoided. Therefore the distinctive characteristics exclude recent buildings since only some recent buildings could be considered locally distinctive	
WH4.1		Comment	WH4.1: This really is poorly worded. It appears to require any development to provide a low-cost home ownership scheme. All Allocated Sites provided have proposed dwelling numbers lower than the threshold which requires a proportion of affordable housing provision (HCS). What is the intent here? Encouraging low cost housing is worthy and sensible but such builds are economically unattractive for private developers without the requirement on top to consider a low-cost home scheme. The "consider" would just be a paragraph stating that such provision was economically unviable, resulting in this policy achieving nothing. Rather, would the policy not be better worded to state active support for smaller, low-cost dwellings?	
			Policy WH4.1 is rewritten and supports provision of smaller dwellings that are likely to be of lower cost and suited to starter homes or for those wishing to downsize. The amendment to Policy WH4 will impact on development of the allocated sites where planning permission has yet to be granted. Site 19a south is exempt from policy WH4.1 to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment. Parishioners chose the allocated sites and proposed the number of houses for each, these are generally consistent with landowner intentions.	
WH4.2		Recommend change	WH 4.2: Remove first clause: irrelevant. Wording is clumsy for the whole policy.	
			Not accepted, some conversions and extensions will not require planning consent. No change.	
		Comment	WH 4.3: This is completely meaningless in my view. Any development will be required to conform to Building Regulations including minimum standards. Legislation has removed the ability of local authorities to set standards for residential development that are different to those set nationally. So, without specific "standards" being noted in the policy (as per WH15), this section has no impact or purpose.	
			Policy WH4.3 has been amended and incorporated into. WH4.1, informed by Wellington Heath NDP planning consultant and in agreement with Herefordshire Council. It requires developers to take into account the methodology of the National Technical Housing Standards in relation to house size, and without this aspect of the policy preference for smaller dwellings based on numbers of bedrooms alone would be ineffective. The convention in the UK is to describe dwellings size in terms of bedroom numbers, however this can be abused with large bedrooms or rooms designated for other purposes.	
Other Comments		Comment	WH 5: Comments were made in the consultation section above regarding some specific sections. This Policy is really multiple policies and should be split for increased clarity. The sub-headings seem appropriate breaks for such a subdivision.	
			Policy revised, combining waste water and light aspects of WH5 and WH6, which are now WH12. It is appropriate for Landscape and Build Character aspects to remain together because they are both associated with local distinctiveness and consequently the preceding introductory text.	
WH5.14		Comment	WH 5.14: This policy would have prevented most of the post-1900 development in the village. Is it really necessary to be so prescriptive? Two or three buildings of similar, good design can complement each other, especially after a few years have passed and the owners' have personalised their gardens. This should be reworded to express support for developments that emphasise variety and	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
			individuality.	
			WH5.14 Built Character is amended to support small groups in appropriate settings.	
WH5.15.3		Recommend change	WH 5.15.3: There are arguments that increasing the reflectivity (albedo) of roofing within the built environment would be an easy way to help mitigate the impact of global warming. Regardless, this policy sub-section is again prescriptive and takes no account of modern roofing trends or those that might arise in the remaining 14 years of the plan period. The whole of WH5-15 could be reduced to "New buildings should blend into the landscape and apply the AONB Colour Guide as part of the design."	
			Modern materials and contemporary design, including those which may arise in the remainder of the plan period are supported by WH5.15.2. WH5.15.3 is deleted and the essential aspects are incorporated in revised policies WH5.15.1 (design cues from clay tile and slate) and WH5.15.4 (roofs with non-reflective finish).	
WH5.16		Comment	WH 5.16: "demonstrate a strong sense of unity". With what?	
			WH5.16 is revised to refer to the design and scale of the parent building.	
WH5.17		Comment	WH 5.17: First two sentences are superfluous as they cover aspects which are regulated elsewhere at higher level. They also reduce the impact and importance of the final sentence.	
			Higher level policies do not preclude similar policies in NDPs. Surface water is a locally important, especially in the light of the Severn Trent comments. The policy is revised to emphasise the importance of effective containment of surface water.	
WH6		Comment	WH6: Split into multiple policies.	
			Policy amended. A new policy replaces WH6.16 & WH6.17 & WH6.18 (Water, Waste and Light Management), which is now WH12.	
WH6.4		Recommend change	WH 6.4: Add "native" before hedgerows	
			The type of hedgerows to be retained do not need to be specified, there are few non native hedgerows outside the settlement boundary and all hedges are advantageous for wildlife..	
WH6.8		Recommend change	WH 6.8: Replace "pre-1900" with "older" or "existing": for reasons see WH5 comments above. Relabel Policy subsection to match.	
			The subtitle is changed to "Built Character". The replacement terms suggested for WH6.8 are not sufficiently precise, no change.	
WH6.16		Comment	WH 6.16: Comments as per WH5.17 above. Is there not a good case for pulling the Water, Waste and Light management into a separate policy that applies to the whole Neighbourhood Plan area?	
			Policies combined as suggested.	
s9.4 L740		Comment	740: "Improvement of pedestrian safety via incorporation of appropriate through-going paths into the Site 19a and 19b developments will be a requirement." - suggested rewording of second sentence. Avoids issues with current wording (e.g. whose intension?)	
			19b is not an allocated site. Parishioner presumably means 19a north and 19a south. The current wording is considered adequate. No change.	
WH7, 8, 9		Comment	WH7,8,9: I am generally unhappy about the policy wordings for the specific sites, much of which simply restates the wider policies in a specific context. The sites have been identified as appropriate for development to meet targets. Other policies determine the density and allowable impact on landscape character, access arrangements etc.. Specifying the number of dwellings and their types is inappropriate in my view. You could reword to show that the policies applying within the Settlement Boundary suggest indicative numbers of dwellings of X (etc.). These policies can then be focussed on, for instance, restricting access to be form a certain direction, provision of permissive rights of way etc.	
			Any duplication within policies WH7, 8, & 9 is deliberate, and believed to allow a better explanation within these policies. The number of dwellings has been specified for each allocated site in line with the preferences expressed by parishioners and consistent with landowner aspirations. No change to WH7.9 for site WH21 which has planning consent. WH7 & 9 are amended, reflect revised policy WH4.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
WH9.6		Comment	WH 9.6: This requirement might be counterproductive in pushing the development up the slope. Garage/parking and storage at road level (slightly set back) with low-rise accommodation immediately above might be a sensitive design option and would be ruled out by this requirement.	
			The upper part of this west-facing steep slope is designated Local Green Space. It consists of some 40% of the total area. The proposed development will be on the lower area. It is not believed that a change to the policy would be beneficial or necessary. The current planning application proposes a single access road joining Ledbury Road at the north west corner of the site, the requirement of Policy WH9.6 for a footpath is simply achieved by a very short footpath connecting the southern end of this access road with Ledbury Road.	
WH10.3		Comment	WH10.3: Add "or alterations requiring planning consent" after "extensions".	
			Policy WH10.3 has been amended in response to Herefordshire Council and in agreement with them. The policy supports home working. It is not necessary to add "requiring planning consent" which would require further qualification and complexity regarding change of use.	
WH11.2		Recommend change	WH 11.2: This is really woolly in its wording: a development cannot make a financial contribution and WHPC should use any gain for community benefit. Replace with "Developments will be expected to support the enhancement of community infrastructure and facilities via sharing resources such as green space, paths and facilities where appropriate. Any CIL or other planning gain allocated to the Wellington Heath Parish Council shall be used to maintain and improve community infrastructure"? Examples can be left in the explanatory notes and not form part of the Policy.	
			Examples of possible community facilities and infrastructure improvements have been moved to supportive statement section. Policies WH11 and WH12 have been combined incorporating wording along the lines suggested.	
WH12		Comment	WH 12: This is an excellent Policy which I fully support. Should it not include the Memorial Hall?	
			The Memorial Hall and other facilities are added to the revised and combined policy WH11.	
WH13		Recommend change	WH 13: Add "native" before "hedgerows".	
			Hedgerows are beneficial for biodiversity whether native or not. Policy unchanged.	
WH15.3		Recommend change	WH 15.3: "...shall be of application across the full Neighbourhood Plan area".	
			The distinction is not apparent. No change.	
L1075 L1098 Editorial		Comment	1075: "...safe walking route..." Meaning of the comment is not apparent 1098: Who does "we" refer to? Replaced by "Wellington Heath Parish Council"	
WH17.1		Recommend change	WH 17.1: Why not make this stronger: "The AONB Highway Design Guide" shall apply to the full Neighbourhood Area covered by the Wellington Heath NDP	
			Earlier drafts of the NDP before Reg14 placed more emphasis on AONB Highways Design Guidance, Herefordshire Council requested the removal of some aspects. The approach to the applicability of AONB guides within the parish, both inside and outside the AONB follows a consistent approach across policies and has been reviewed by the Wellington Heath NDP planning consultant.	
WH17.3.2		Recommend change	WH 17.3.2: Add "native" before "hedges"	
			There is no evident benefit to this addition. No change.	
WH17.3.5		Comment	WH 17.3.5: This is a requirement under regulation, so does not need including in the NDP.	
			It is appropriate to emphasise the importance of effective handling of surface water in a policy for Wellington Heath because water run-off is a locally important problem and the effect of development on the landscape is a key consideration.	
WH17.3.7		Comment	WH 17.3.7: Is this compatible with national and Herefordshire plan requirements? To me this is too prescriptive. Consider a small co-ownership or retirement complex for instance. The key intent here is the overflow, and the policy should be reworded to focus on that.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR41
			The policy is not considered to be incompatible with other requirements. The narrow lanes in most of the parish are incompatible with roadside parking, the constrains of what are often single-track lanes are more serious than many other localities. In a few areas of the parish roadside parking is already a problem and detracts from the rural outlook which most parishioners wish to safeguard. In the case cited above, the policy does not prevent shared areas, for instance turning spaces. No change.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR42
Overall impression	Y	Support	Yes. I support it in the hope that it might protect us from the County Council's penchant for Eco friendly housing that is totally unsuitable for this area of outstanding natural beauty.	
			Noted. National policy supports both architectural innovation and local distinctiveness, the NDP must strike an appropriate balance. Policy WH5 is revised and supports local distinctiveness without unduly restricting development or innovation. NDP Policy WH15 supports energy conservation and renewable energy, which if implemented sensitively need not be incompatible with local distinctiveness	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	N	Object	I do not feel that the modern designs are suitable for this village nor are they compatible with existing housing.	
			The National Planning Policy Framework does not permit the stifling of innovation, originality or initiative. However, the NPPF goes on to say that is proper to seek to promote or reinforce local distinctiveness. The NDP supports contemporary designs because it is considered that they can make a positive contribution providing they respect the locality and integrate with the landscape and have regard for local distinctiveness.	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR43
Overall impression	Y	Support	I totally approve the NDP and its aims in preserving the character of the village. It is a shame that it was not in place when polytunnels were being installed. The approach from the SW could have been so different, as it is they are a large blot on the otherwise beautiful landscape.	
			Noted. Polytunnels are addressed in the NDP under policy WH6.15	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comments	Line 580: Delete "although"	
			Corrected	
			Line 29: "but" – it is a conjunction and does not begin a sentence.	
			"But" is replaced with "However"	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR44
Overall impression	Y	Support	I consider that it is a very good, well thought-out document. I think that it will give the village good protection against ill-considered development in most political climates.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR45
Overall impression	Y	Support	The thought and preparation which has gone into the WHNDP is to be applauded. We basically support it.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention	Providing it is compatible with neighbouring property.	
			WH5.2 is revised and more clearly requires that developments are appropriate in relation to their surroundings.	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR46
Overall impression	Y	Support	I support the NDP> It has a good balance of the issues e.g. Employment vs Residents, historic interest vs environmental concerns. Some areas e.g. plot size are difficult to write a policy whereby both affordable homes and non-excessive sub-division can be covered but it strikes a balance.	
			Noted, The NDP seeks to strike a balance between conflicting requirements. Affordable housing is defined in the National Planning Policy Framework and excludes low cost homes for market sale. Policy WH4 has been amended to deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price.	
WH5.4	Y	Support intention	I am pleased as a younger resident to see this policy would allow for smaller plots for affordable homes whilst retaining (?) larger plots for most, not filling every garden with houses, though there is a risk that as development takes place it could end up with ever smaller plots over a long time period.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.5	Y	Support intention	See previous answer regarding gradual reduction plot size over time.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR46
			See response to WH5.4 above.	
WH5.8	Y	Support intention	Permitted development unfortunately would mean that inappropriate fencing can be erected but to start with something appropriate will hopefully encourage (?) it to stay.	
			It is acknowledged that fencing is likely to be changed over time and is largely permitted development. However it is considered that initial landscaping and fencing sympathetic to the landscape will encourage residents to have regard for local distinctiveness in the future.	
WH5.12	Y	Support intention	This should encourage previous poor quality revisions/extensions to be improved too (?) where possible as above re permitted development.	
			The NDP cannot require changes to existing buildings that have approval, but the sentiment is understood.	
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention	If no one built new styles of housing some of Britain's most loved buildings would never have been built. Good examples are to be encouraged.	
			Noted. WH5.15.2 supports contemporary design.	
Other Comments		Comments	WH 6.15: Local employers and business should be encouraged but not so as to end up with polytunnels in key areas. Residents should not blindly object to businesses who are bringing money into the area.	
			The NDP seeks to strike a balance between the needs of business / employment and landscape impact / concerns expressed by residents.	
WH17		Comment	WH 17: I feel one of the greatest risks to the local rural feel is excessive roadside parking. WH 17.1 may however be incompatible with providing affordable homes due to plot size required to provide two(?) spaces and turning. Perhaps here it should be should rather than must?	
			Policy WH17 requires parking and turning space for each dwelling. This does not necessarily have to be within the curtilage and turning areas and visitor spaces might be shared. No change needed.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR47
Overall impression	Y	Support	Support it. Due to the considerable, open consultations that have taken place.	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention	preferred but not demanded	
			Noted. That is the intention of Policy WH5.15.1 which supports design cues and not "pastiche".	
WH5.15.2	?	Support intention	blending into the existing environment	
			The wording of revised WH5.15.2 is "respect the locality and integrate with the landscape", in accordance with wording suggested by the AONB.	
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR48
Overall impression	Y	Support	Very thorough and well thought-out. Looks good to me. (Us)	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR48
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		None		

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR49
Overall impression	Y	Support	Very thorough – well done all who got it to this stage. Thanks for your hard work.	
			Noted	
WH5.4	Y	Support intention		
WH5.5	Y	Support intention		
WH5.8	Y	Support intention		
WH5.12	Y	Support intention		
WH5.15.1	Y	Support intention		
WH5.15.2	Y	Support intention		
Other Comments		Comments	WH 5.5: Depends on size/bedroom capacity of new build. i.e. small older annexe type not requiring much outside space.	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
		Comments	WH 5.12: Architectural merit leaves too open for “very modern” etc.	
			Noted. The policy has been revised and no longer refers to “architectural merit” or replacement in a similar form, instead replacement should respect the scale and mass of the original if the original cannot be economically improved.	
			WH 5.8: Some newly erected fencing very inappropriate. Need to reinforce this point.	
			Fencing deteriorates and is likely to be changed over time and is largely permitted development. However it is considered that initial landscaping and fencing sympathetic to the setting will encourage residents to have regard for local distinctiveness in the future.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR50
Overall impression	Y	Support	The working party have done a sterling job and I support the selfless work they are doing. Many thanks from a concerned parishioner.	
			Noted	
WH5.4	?	Support intention	Sorry to burden you with this but I was unable to access the form on line. Apologies for the draft nature of this response. I had intended to complete the on line form.	
			Noted	
WH5.5	Y	Support intention	This policy would ensure that the historical character of the village would be maintained	
			There is a divergence of parishioner views on plot sizes. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.	
WH5.8	Y	Support intention	The majority of existing fences/boundary markers in the village are traditionally hedges. This practice should be encouraged.	

Section/ Policy Number	Support general intention	Support / Object / Comment / Recommend change	Representation from parishioner Parish Council Response (In blue)	PAR50
			Noted. Following guidance from the AONB and as noted in the Landscape Sensitivity and Capacity Assessment encouragement should be given to the planting of hedges in order to reflect the historical and rural nature of the village.	
WH5.12	x	Support intention	[Editor's Note: The 'No' box has been marked with an 'x'] Any replacement housing should be in keeping with the existing properties within the village. Development which permits "ultra-modern" or "cubist" properties should be vehemently resisted.	
			Noted. The policy has been amended to provide that any replacement building should respect the scale and mass of the original building.	
WH5.15.1	Y	Support intention	This should be encouraged so as to maintain the established historical character of the village.	
			Noted	
WH5.15.2	x	Object	[Editor's Note: The 'No' box has been marked with an 'x'] I feel that contemporary designs would jar with the existing and historical "ad hoc" development of the village.	
			The National Planning Policy Framework does not permit the stifling of innovation, originality or initiative. However, the NPPF goes on to say that is proper to seek to promote or reinforce local distinctiveness. The NDP supports contemporary designs because it is considered that they can make a positive contribution providing they respect the locality and integrate with the landscape and have regard for local distinctiveness. Policies collectively seek to avoid further erosion of local distinctiveness whilst not impeding appropriate innovation.	
Other Comments		Comment	General: It would be to the detriment of the historical nature of the village if ultra-modern developments were allowed. See response to WH5.15.2 above The majority of existing housing within Wellington Heath are detached, although of varying sizes. This historical "ad hoc" development is an attractive feature of the village and I feel very modern developments would detract from this desirable aspect of the village. I think modern designs should be resisted such as white "cubist style, flat roofs" but more traditional dwellings encouraged. Policy WH5.2 support the "ad hoc" character and WH5.15.1 supports design cues from older buildings but this is balanced with WH5.12.2 which supports contemporary design and modern materials that respect the locality.	
WH6 & WH6		Comment	Unless we are careful, our AONB will be severely compromised and our "local distinctiveness and character" will be irreparably lost.	
			NDP policies call on AONB guidance within the AONB and make it clear that it is also considered relevant in those parts of the parish which are outside the AONB because all parts of the parish are within the immediate setting of the AONB. Additionally, some AONB guidance is enshrined in NDP policies where appropriate.	
WH3 WH5		Support	We should resist any attempt at "urban style" housing and any attempt to be joined with the expansion of Ledbury. We need to maintain our individuality.	
			Policy WH3 defines a strategic gap separating the village from Ledbury. Policy WH5 seeks to reinforce local distinctiveness and WH5.14 supports individual design and rejects rows of buildings of standardised design more typical of towns.	

Section 1.3 follows.

Section 1.3 A Parishioner Representation Received by email PAR12

An email commenting on the NDP document as presented to the parish for Regulation 14 is recorded below. The email reproduced large tracts of text from the NDP but does not comment on them all. For the responses to this representation please see Section 1.2 table PAR12 above.

PLEASE NOTE: Respondents comments on the Plan Text are shown in bold underlined italics

The objectives given below are so that reference can be made to them when reading comments on the Policies.

5.2 The Objectives

Housing

1. To preserve the rural character of the village and its clear separation from the urban environs of Ledbury. (Policies 5 7 8 9 16 17)
2. To support small-scale, sustainable, high-quality, housing development, on allocated sites within the Wellington Heath village Settlement Boundary and in conformity with the Herefordshire Core Strategy. (Policies 1 2 4 5 6 7 8 9)
3. To ensure that any housing development maintains the current ad hoc settlement pattern, and complements the existing buildings and the landscape setting. (Policies 5 6 7 8 9)

Employment

4. To support the development of sustainable local employment focussed on small-scale activities operating from residential or agricultural buildings. (Policies 4 10 18)
5. To ensure that development aimed at increasing employment in larger-scale businesses within the parish has no adverse impact on nearby homes, businesses, the local road network, or the environment. (Policies 6 10 18)

Community Facilities

6. To support and protect existing infrastructure used by the community such as The Memorial Hall, Christ Church and The Farmers Arms public house, and to encourage the provision of additional facilities. (Policies 11 12 16)
7. To maintain and enhance existing community green space and open air recreational facilities and to seek ways of increasing such facilities in the future. (Policies 2 11 12)

Environment

8. To ensure that development does not have a significant detrimental effect on the environment or lead to large increases in traffic along the rural roads of the parish. (Policies 5 6 13 15 16 17)
9. To support initiatives that have a positive effect on the environment or which preserve or enhance green areas in the village or the rural character of the Area of Outstanding Natural Beauty (AONB). (Policies 2 5 6 13 15)

Transport

10. To support the maintenance and improvement of public transport links to and from the parish. (Policies 11 12)
11. To retain the rural character of local highways and byways whilst supporting improvement to road surfacing and drainage and other small-scale enhancements. (Policies 5 6 10 17)
12. To protect and, where appropriate, extend the network of rural footpaths in and around Wellington Heath, including the promotion of a safe walking (and cycling) route to Ledbury. (Policies 3 11 18) ***Why the brackets, is cycling an after-thought? See my comment for policy WH3.***

Utilities

13. To support improvements to local public services and infrastructure so that all residents and businesses: can have high-speed broadband and reliable mobile-phone coverage; can have improved protection from the risk of flooding; are provided with robust sewerage and drainage systems, and reliable water, electricity, and gas supplies. (Policies 5 6 18)

Comments on individual Policies and text provided with them

Policy WH3 – Strategic Gap (Relevant to achievement of Objective 1 and 12)

1. A strategic gap, identified on Map 4 – Wellington Heath Village Policies Map, will be maintained between the southern end of the Wellington Heath village Settlement Boundary and the boundary of the parish. Development in this gap will be permitted only for the development of a safe cycleway or footpath to Ledbury as envisaged in Policy WH16 - Footpaths. **[Should be “safe cycleway and footpath”; otherwise you discriminate between the two methods of transport. Here you appear to favour the cyclists and the pedestrian is a mere after-thought.]**

9.2.2 Housing Need Consultation

A housing need survey was carried out by the NDP Working Group and built on that conducted on behalf of the Parish Council by Community First in 2008. If we compare the results of the housing need survey with the preferences expressed by the community during the wider consultation, there is some convergence: a desire for houses or bungalows for owner occupation that are detached or semi-detached. **[I do not believe that “some convergence” is sufficient evidence to give this paragraph the weight that it has been given here. One could argue that the way the survey was worded may have influenced the result. The Parish Council survey emphasised the need for affordable housing as did the NDP consultation, I would suggest that sensibly designed terraced housing fulfils this need best and the policies should at least encourage this sort of development all be it on a small scale.]**

Line 460 starts as follows:

It is perhaps fitting to quote the concluding paragraph from the late Peter Garnett’s book Portrait of Wellington Heath [32]: *“in this present age Wellington Heath is agreed to be a very pleasant place in which to live. Modern homes blend in with old cottages, and overall the village has maintained a peaceful rural aspect. Let us hope that, in the future, we will retain our individuality and not become a mere suburb of Ledbury”.*

Then 505 appears to contradict this idea:

However, **(coma is missing)** some smaller dwellings could be designed and built to suit the needs of such people; although modern, these houses could incorporate some of the characteristics of the pre-1900 buildings in the parish so as to enhance local distinctiveness.

Incorporation of pre-1900 features reduces the possibilities for the distinctive nature of the housing mix to evolve further. What is needed is modern designs which use modern and traditional materials that blend with the majority of the present buildings. There should also be encouragement to maintain the nature of the pre-1900 buildings even though they are not protected by listing.

Line 535

Herefordshire's Core Strategy [2] Policy HI (Affordable housing – thresholds and targets) states that in the housing market area that includes Wellington Heath, there is an indicative target for 40% of the dwellings constructed to be affordable, and to remain so in perpetuity, on sites of 10 or more etc. In order to maintain the low density of development which is an element of local distinctiveness, and the rural character of Wellington Heath village, it is unlikely that sites of more than 10 dwellings will be developed but the figure of 40% indicates the level of need for affordable dwellings in the

area. Given the need to balance the type of housing available it is desirable that some lower-cost dwellings will be built whilst maintaining the low density and rural character of Wellington Heath. **You plan for 16 or 18 houses on the designated sites, 6 of which are 2 bedroom houses, you describe them as smaller houses rather than affordable. One questions whether these smaller houses will in reality be affordable. Further, the proposed number of small houses represent at best 37.5% of the proposed dwellings and at worst 33.3% which fails to reach the 40% target provided by the Herefordshire Core Strategy.**

Policy WH4 – Mix of new housing and design for changing needs (Relevant to achievement of Objectives 2 and 4)

1 Developers are required to consider delivery of smaller dwellings that meet the needs of people down-sizing or that are suitable for, and affordable by, newly forming households via low-cost home ownership schemes.

2 Where development is acceptable in principle, developers will be encouraged to design and construct, extend, or convert to standards which allow adaptation to a variety of changing lifetime and mobility needs of occupiers including home working. **Policy WH4 is really about new housing; it is confusing to have comments about extending, conversion and adaption here.**

3 Internal space and design should be informed by current and best practice standards and guidance.

Policy WH5 - Development in Wellington Heath Village (Relevant to achievement of Objectives 1, 2, 3, 8, 9, 11 and 13) Landscape and Settlement Pattern

This is a very long item which might be better divided into two or more related policies or even sub-policies.

1 Wellington Heath village is in the Malvern Hills AONB and has a landscape character type of Forest Smallholdings and Dwellings. The AONB Building Design Guide[14], applies and all development proposals should demonstrate that they have positively taken account of all relevant guidance.

This first item covers many of the items that follow. The repetition is unnecessary and in some cases over prescriptive.

2 New development must be sited so as to maintain the ad hoc settlement pattern of dwellings interspersed with open spaces, must respect the character and scale of local plots, and should avoid significant overlooking of neighbouring properties.

3 Larger developments should be sub-divided into smaller areas of differing character to respect the clustered settlement and enclosure pattern.

4 The density of development varies within the village but small plots and dense development are not characteristic. For new dwellings, plot sizes should be generous unless there is actual justification in terms of special needs accommodation or in order to provide an appropriate form of affordable housing to serve the locality where such need can be demonstrated. The justification for small plot sizes must be demonstrated.

Small plots are what are needed by many who wish to down size in their retirement. This paragraph places an unnecessary barrier to this type of development. Additionally, the larger the plot size the more expensive the property becomes, so it acts against affordable housing as well.

5 Sites created by subdividing existing gardens, should be located and designed to retain the layout and character of the village and to avoid significant overlooking of neighbouring properties. The size of the newly created plots, including that of the existing building must not be less than the average size of the residential plots bordering the sub-divided plot (ie: those with a common boundary, which may be across a road or sharing a corner).

There is a danger here that infill development could be prohibited. Infill by its very nature reduces plot size. The proposed development at the Becks would be impossible if this policy were to be applied rigorously. Take a look at the size of the plots of the properties that are closest to the Becks if you don't believe me. Paragraphs 4 and 5 are far too prescriptive.

6 Development should preserve mature trees and hedges.

Currently, the trees and to some extent the hedges are being removed before an application is made. I'm not sure that this paragraph helps.

7 Development plans should incorporate landscaping proposals which protect and enhance the distinctive local landscape character and maintain the old enclosure pattern. These proposals should ensure a connection with the surrounding rural landscape. Boundaries to new plots should use locally characteristic features and hedges; hedges of native species with hedgerow trees are preferred to fences.

8 Gates and fencing should be in keeping with the rustic appearance of the locality and the landscape setting generally; where fencing is used it should be low and informal. Urban and industrial forms of fencing and gates, such as concrete and tall, close-boarded fencing, are not appropriate to the rural character. **The examples of concrete and tall, close-boarded fencing is unnecessary here. Far better to write "Urban and industrial forms of fencing and gates are not appropriate to the rural character." This is less prescriptive and dictatorial but still gives the right steer for those making a planning application and for those who prepare objections.**

9 Hard surfacing around new development should be kept to the minimum. Where hard surfacing is essential, it should use material which blends with the rural landscape and allows for percolation of surface water, such as loose gravel or crushed stone in colours that complement the local soil.

10 Development or use of the site must not cause noise, odour, or other forms of pollution that are likely to cause nuisance or loss of amenity or enjoyment to other properties.

Pre-1900 Buildings

11 Listed buildings, their settings, and the views towards them must be carefully protected in accordance with Core Strategy [2] Policy LD4.

12 The replacement of pre-1900 or locally significant buildings (including wayside cottages [see Appendix 3]) or their loss of character through inappropriate extension must be avoided. Where the demolition of a pre-1900 building is unavoidable, its successor must be representative of an appropriate pre-1900 form or be of architectural merit.

13 Sensitive restoration, extension, and improvement to achieve modern standards including energy efficiency will be supported.

Built Character

14 Each building (which would, for example, comprise two dwellings in the case of two semidetached houses **or a terrace** must have its own individual style and make a positive contribution to local distinctiveness. Designs with only slight variations in elevations, fenestration, doors, etc **This is a policy document the use of etc is totally inappropriate** will not be acceptable. **Too prescriptive; I would remove all of this last sentence.**

15 New buildings should blend into the landscape. The following principles reinforcing distinctiveness apply:

1 Designs which incorporate design cues and similar materials and colours to those from pre-1900 buildings are preferred. **Again too prescriptive; use encouraged rather than preferred.**

2 Contemporary designs and the use of modern materials will be supported provided they respect the locality and blend into the landscape. **If you make the change suggested above this paragraph will then carry more weight.**

3 Roofs should have a non-reflective finish; darker shades are preferred to integrate buildings with the surrounding landscape. Pitched roof coverings should, preferably, be of clay tile or slate.

4 Colours should complement those colours in the local landscape. Development proposals should apply the AONB Colour Guide[18]. Brilliant white should be avoided. **This last sentence is unnecessary; you are intending to use the AONB Colour Guide, that is sufficient.**

16 Where planning applications are required for alterations, extensions, or ancillary buildings, the design should respect the landscape setting and demonstrate a strong sense of unity. Water, Waste and Light Management. **Missing full stop.**

17 Development plans must show how surface water disposal is handled within the site to avoid run-off to neighbouring areas. Other water supply and disposal matters will be dealt with by the utility service providers in accordance with their normal practices and legal obligations. Existing drainage ditches and culverts that contribute to water management generally must be retained and restored; where culverting is necessary, there must be means to prevent blockages.

18 Developments will be required to include provision for well-designed waste storage and collection facilities; wheeled bins and similar waste storage facilities should not be conspicuous in the street scene.

19 In new developments, external lighting should be kept to a minimum. Schemes should follow good practice to minimise light spillage into adjacent areas and to the sky through such techniques as directing light downwards, keeping lights low to the ground, and the use of hoods or shields. External lighting must not be designed to be lit for many hours at a time. **The intention here seems to look for a Dark Skies Policy why not include one? If there was a Dark Skies Objective, then this paragraph would be simpler or even redundant.**

Policy WH6 - Development Outside the Settlement Boundary - Countryside (Relevant to achievement of Objectives 2, 3, 5, 8, 9, 11, and 13)

This contains a long list of prohibitions many of which are unlikely to be enforceable. Many of the items are covered either by AONB or by the County Council's policies. Why not refer to these as being the sources of guidance and by doing so reduce the length of this policy and remove the dictatorial tone that is created by the prohibitive nature of the individual items?

6 New tracks, roads, and [visible cabling] and should be avoided. **Typos or is something missing?**

14 Urban and industrial forms of fencing and gates, such as concrete and tall, close-boarded fencing, are not appropriate to the rural character of Wellington Heath. Gates and fencing should be in keeping with the rustic appearance of the locality and the landscape setting generally; where fencing is used it should be low and informal.

This appears to be lifted from Policy WH5. In this context there may be a need for forms of fencing that ensure the security of what the fence surrounds. Low and informal may not be sufficient.

Polytunnels

15 Proposals for new polytunnels must be accompanied by a Landscape Impact Assessment. **You could stop here. If the Landscape Assessment reveals any of the items below then an objection to a planning application would be made.**

Polytunnels should not be located where hedgerows or trees would have to be removed or where there will be adverse impact on, or visual detriment to:

- the setting and landscape of the Malvern Hills AONB; or,
- the Strategic Gap, Designated Green Spaces or key views identified in this NDP; or,
- the River Leadon.

Water, Waste and Light Management

Paragraphs 16, 17 and 18 are a repetition from Policy WH5 (17, 18 and 19) why repeat when you could easily say that they apply to WH6 as well? My comment regarding Dark Skies applies here as well.

9.5 Housing Numbers and Location

19a South - Land off Ledbury Road opposite Twinkelow 5 x 4-bed detached or 7 x 3-bed likely in 2017 - 2020

19a North - Land off Ledbury Road at Callow Pitch 3 x 3-bed detached bungalows likely post-2020

21 - Land off Pub Lane 2 x 3-bed detached houses likely in 2017 - 2020

23 - Land off The Common opposite Ochre Hill 6 x 2-bed houses likely in 2017 - 2020 total 16 or 18

The information above is extracted from the table on page 35.

Firstly, my general comments are:

- **There is no reference to affordable housing**
- **I can see no mix of housing sizes or types on any of the individual plots**

- **There are too few smaller houses and no provision for semi-detached or terraced housing**
Specifically:

- **Mix of 4 and 3-bedroom houses on plot 19a south would be a better option**
- **Plot 23 appears to be the site for cheaper houses as they all have 2 bedrooms. This plot would be ideal for a mix of individual 2 or 3 bedroom houses together with some semi-detached and terraced houses. A terrace or two of 3 affordable houses each with small plots would make a lot of sense.**

Site 19a South is considered to be more suited to development of larger houses on large plots because large plots are characteristic of the western slopes of the village. **Simply fiction; the bungalows opposite the entrance to Jacks Lane, Twinklows and the houses to the south of plot 19a are the closest to the plot and none of them could be considered large! (I accept that they are mainly on large plots.) Additionally, this prevents a mix of types of dwellings. You are proposing large only.**

Policy WH7 - Development of Allocated Sites 19a South and 19a North

3 Development of up to five 4-bedroomed or seven 3-bedroom houses or bungalows will be supported on site 19a South with associated large plot sizes.

4 Development of up to three 3-bedroomed bungalows or perhaps split level houses will be supported on site 19a North with associated large plot sizes.

If you take the plot as a whole, then there is a possibility of 10 dwellings. None could be termed affordable. I refer you to the Herefordshire Core Strategy.

Policy WH8 - Development of Allocated Site 21 (Relevant to achievement of Objectives 1, 2, and 3)

1 Access to the site must be from Pub Lane. No access will be permitted from Floyds Lane. **Then the surface of Pub Lane needs to be protected. It is currently being eroded on a daily basis.**

2 Development of up to two 3-bedroomed dwellings will be supported.

3 Boundaries around and between the plots should be of hedgerow planted with native species characteristic of the area.

4 The upper parts of this site lie within an area designated as Local Green Space.

There is little point in saying much about this policy as it is too late to save this green lung in the middle of the village. I am saddened to see that there is no mention of the need to preserve the listed species that are known to be associated with this plot.

Policy WH9 - Development of Allocated Site 23 (Relevant to achievement of Objectives 1, 2, and 3)

1 Access to the site must be from The Common and loss of trees and hedgerows to create an access should be minimised. Development should be screened by native trees and hedges as far as possible.

2 The overhead electricity lines currently crossing the site must be routed underground. The pole mounted electricity equipment currently on the site is to be relocated and screened from view by hedges and trees.

3 Development of up to six 2-bedroomed dwellings will be supported. **Why no mention of affordable here? It might be possible to have more than 6 dwellings if some where semi-detached or terraced houses. If these dwellings are intended for those wishing to down size a smaller plot size might be desirable.**

4 Boundaries around and between the plots should be of hedgerow planted with native species characteristic of the area.

5 For safety, vehicles must be able to enter and leave the site from The Common forwards.

6 The site slopes steeply up to Ledbury Road and is considered by the community to be a valuable green space within the village. The vegetation on the upper slope also makes an important contribution to the setting of the Grade II listed Hope End School House. The upper parts of this site closer to the ridge line lie within a designated Local Green Space. The vegetation on the upper slope is to be retained or enhanced with native species.

7 Space for pedestrian routes is to be provided in accordance with policy WH16 - Footpaths. There is to be a footpath connecting Ledbury Road and The Common on the south section of the site which can here be linked to the Little Pleck.

There is no mention here of the need to preserve the Biodiversity of the present site. I would expect to find a number of listed species if a survey was carried out.

There is no specific mention of the need to manage the water run-off from this site. There is already too much water running down The Common when it rains heavily.

Lines 855 to 863

Are lines 855 to 863 really necessary?

Policy WH10 - Employment

You tell us that Broadband and Mobile Phone reception is inadequate but you have no policy to help solve the problem. Developers and those setting up businesses need to be encouraged to seek a resolution to the problem. Otherwise, development will only make matters worse. I acknowledge that the problem is addressed in WH11 but there is a place for something in WH10 as well.

Policy WH12 - Retention of Key Community Facilities (Relevant to achievement of objectives 6, 7 and 10)

Development that fails to adequately protect or that seeks to change the use of an existing community facility will not be acceptable. **There are better less dogmatic ways of saying this. Something along the lines of "This policy seeks to ensure that all existing community facilities are protected from change of use." might be suitable.** The community facilities covered by this policy include: **Not "include" use "are" and present an exhaustive list not just some examples.**

- The Farmers Arms public house;
- the parking area at The Farmers Arms;
- footpaths and byways.

Policy WH13 - Biodiversity (Relevant to achievement of Objectives 8 and 9)

New development will be expected to maintain and enhance existing wildlife habitats and landscape features (such as watercourses, orchards, wooded areas, hedgerows, and tree-lines) to support biodiversity. **Sensitive species need protection during the development preparation and build phases. This should be part of this policy.**

Policy WH18 should contain reference to Broadband provision.

Wellington Heath Neighbourhood Development Plan

Consultation Statement Schedule 2

Stakeholder Representations and Responses

S1. Natural England		
Section/ Policy Number	Support/Obj/ Comment/ Recommend change/ etc.	Representations from Stakeholders Parish Council Response (in blue)
General	Support	We note that the neighbourhood plan proposes allocations of up to 17 dwellings which have the potential to impact on the Malvern Hills AONB. However the findings of the Landscape Sensitivity & Capacity Assessment have been incorporated into the plan to ensure that any impact on the special qualities of the AONB have been fully considered. The assessment has identified three sites (19a/b, 21 and 23) which may be appropriate for development all located within the settlement boundary of Wellington Heath Village.
		Noted
		We welcome Policy WH5: Development in Wellington Heath Village, which provides a strong policy framework for development within this location including the consideration of landscape & settlement pattern and making a positive contribution to local distinctiveness, and also the specific policies for each individual allocation site (WH7, 8 &9).
		Noted
		The policy on Viewpoints & Ridgelines (WH14) is also helpful in protecting any wider impact on the AONB.
		Noted
		In addition we welcome policy WH13 on Biodiversity and the protection of green spaces (WH2).
		Noted
Habitats Regulation Assessment (HRA) Report	Support	Habitats Regulations Assessment (HRA) Report Having reviewed the Habitats Regulations Assessment (HRA) Report we agree with the conclusion that the Wellington Heath Neighbourhood Development Plan (NDP) is unlikely to have significant effects on the designated European Sites and further Habitats Regulations Assessment will not be required.
		Noted
SEA Environmental Report	Support	Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.
		Noted

S2 Andrew Sumner		
Section/ Policy Number	Support/Obj/ Comment/ Recommend change/ etc.	Representations from Stakeholders Parish Council Response (in blue)
Overall impression	Support	
WH5.4	Support intention	Yes
		Noted
WH5.5	Support intention	Yes

		Noted																													
WH5.8	Support intention	Yes																													
		Noted																													
WH5.12	Support intention	Yes																													
		Noted																													
WH5.15.1	Support intention	Yes																													
		Noted																													
WH5.15.2	Support intention	Yes																													
		Noted																													
Other Comments WH9	Recommend Change	<p>Thank you for giving me this opportunity to comment on the current draft of the development plan. I am also very grateful for your recent update. I hope I am not too late for these comments to be considered as part of the further development of the plan.</p> <p>I have been considering the options that I proposed in my proposals document for Plot 23. I can see that some other plot owners and developers may be eager to propose only larger high value houses on their plots. Clearly 4 bedroom houses can be sold at a higher price than 3 or 2 bedroom houses and will fit on a similar sized plot. I have proposed 6 buildings on Plot 23, which could be detached, semi-detached or even terraced. I have also suggested that these could be 2, 3 or 4-bedroom houses. I can see that there is a market for smaller houses for first time buyers and for older families down-sizing. I had always envisaged that Plot 23 would have a variety of house sizes and types. Table 1 below is copied from my proposal.</p>																													
		<p>Table 1 Numbers of houses, bedrooms and apartments</p> <table border="1"> <thead> <tr> <th rowspan="2">Layout</th> <th rowspan="2">Description</th> <th colspan="3">Possible number of houses and bedrooms</th> <th rowspan="2">Apartment options considered?</th> <th rowspan="2">Suggested max. number if apartments incorporated</th> </tr> <tr> <th>6 houses</th> <th>5 houses</th> <th>4 houses</th> </tr> </thead> <tbody> <tr> <td>Figure 3</td> <td>Detached houses with gardens</td> <td>2 and 3 bedroom</td> <td>3 and 4 bedroom</td> <td>4 and 5 bedroom</td> <td>No</td> <td>n/a</td> </tr> <tr> <td>Figure 4</td> <td>Detached and semi-detached courtyard houses</td> <td>2 and 3 bedroom</td> <td>2, 3 & 4 bedroom</td> <td>4 and 5 bedroom</td> <td>Yes, in combination with houses</td> <td>8</td> </tr> <tr> <td>Figure 5</td> <td>Detached houses in an informally arranged cul-de-sac</td> <td>2 and 3 bedroom</td> <td>3 and 4 bedroom</td> <td>4 and 5 bedroom</td> <td>Yes, possibly in combination with houses</td> <td>8</td> </tr> </tbody> </table>	Layout	Description	Possible number of houses and bedrooms			Apartment options considered?	Suggested max. number if apartments incorporated	6 houses	5 houses	4 houses	Figure 3	Detached houses with gardens	2 and 3 bedroom	3 and 4 bedroom	4 and 5 bedroom	No	n/a	Figure 4	Detached and semi-detached courtyard houses	2 and 3 bedroom	2, 3 & 4 bedroom	4 and 5 bedroom	Yes, in combination with houses	8	Figure 5	Detached houses in an informally arranged cul-de-sac	2 and 3 bedroom	3 and 4 bedroom	4 and 5 bedroom
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		<p>One consideration that you might wish to consider is that the various plots in the development plan could take a share of all sizes of houses to create variety and provide for a more diverse community and so avoid 'ghetto' or 'heaven's gate' planning. For example, Plot 23 might include:</p> <p>Family houses:</p> <p>1 No. 4 or 5-bedroom house with a larger garden plot.</p> <p>4 No. 3-bedroom houses with a range of garden plot sizes.</p> <p>For young first time buyers and older downsizing couples:</p> <p>2 No 2-bedroom semi-detached houses with small gardens; or,</p> <p>4 No 1 or 2-bedroom flats in one block with minimal gardens.</p> <p>Whilst this increases the number of overall buildings on plot 23, it does allow the provision of a greater variety of houses sizes and increases the financial viability of the development.</p> <p>I do not want to over develop Plot 23, but I think that the sharing out of houses sizes on all the plots to serve the greatest variety of community needs is important. We would still be happy to accommodate the original plan for a range of house sizes up to a total of 6, as shown in Table 1.</p> <p>I wish you the best of luck with the plan and look forward to seeing the results of the next stage of evaluation and consultation.</p>																													
		<p>The point on dwelling mix is noted. Policy WH9.3 is amended affecting site 23, reflecting Policy WH4 which is changed to accord with the evidence base on dwelling size and mix.</p> <p>The housing mix in the village is unbalanced with only 15% of dwellings of two or less bedrooms. To address this problem and deliver more starter homes and those for</p>																													

		<p>downsizing Policy WH4 is amended to require a maximum size of new dwelling of 3 bedrooms. The revised policy requires a mix of houses in order to address the needs identified in the Local Housing Market Assessment for the Ledbury (Rural) Area. The specific mix to meet this need is for two thirds of new houses to be three bedroomed dwellings with the balance being for two bedroomed dwellings or, in limited and special circumstances, one-bedroomed dwellings. These amendments will impact on development of windfall and allocated sites where planning permission has yet to be granted. One exception is allocated site 19a South which is exempt from policy WH4.1 to accord with the very low density of development recommended in the Landscape Sensitivity and Capacity Assessment and the number of houses supported by parishioners for site 19a south. Please see Schedule 3 List of Alterations for details of the amended Policy WH4 and associated reasons.</p> <p>Policy WH9.3 is amended to reflect the change to Policy WH4. The effect of this for plot 23 is that the previous limit of up to six 2-bedroom dwellings is increased to support "Development of 4x 3 bedroom and 2x 2 bedroom dwellings, a total of six,"</p>
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S3 Welsh Water		
Section/ Policy Number	Support/Obj/ Comment/ Recommend change/ etc.	Representations from Stakeholders Parish Council Response (in blue)
Overall Impression	Support	I refer to your email dated the 4th May 2017 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation:
		Given that the Wellington Heath Neighbourhood Development Plan has been prepared in accordance with the Herefordshire Council Core Strategy, we are supportive of the aims, objectives and policies set out.
		As you may be aware, Welsh Water are not responsible for the public sewerage network within the Parish Council area with this falling under the remit of Severn Trent Water. We would advise that if you have yet to contact them, that you do so.
		<i>Noted. Severn Trent have responded regarding sewage.</i>
Other Comments	Comment	We do however provide a supply of clean water to the Parish Council area and I can advise that for the number of units proposed to be delivered over the Plan Period (including those with extant planning consent) there are no issues, although dependant on the location there may be the requirement for off-site water mains.
		We hope that the above information will assist you as you continue to progress the Neighbourhood Development Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwrcymru.com or via telephone on 0800 917 2652.
		<i>Noted</i>

S4 Herefordshire Council

S4.1 HC Neighbourhood Planning 28/06/2017	
Representations from Stakeholders Parish Council Response (in blue)	
Herefordshire Council Service Providers responses	
Please find attached additional comments from a number of Herefordshire Council service providers to the Draft Wellington Heath Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.	
NP have previously provided comments prior to regulation 14 consultation	
<i>(Herefordshire Council Neighbourhood Planning comments on v08 were received on 12 Dec 2016 and fully actioned and incorporated. Earlier comments on a few detailed issues had previously been incorporated)</i>	
WH3-Strategic Gap- This area is quite extensive and is unlikely to conform to paragraph 77 of the NPPF.	
Policy WH3 is revised based on the policy in the adopted Cradley NDP on the advice of the planning consultant assisting the Wellington Heath NDP and in discussion with Herefordshire Council. The revised policy no longer designates the area as Local Green Space, instead it protects the openness of the gap whilst acknowledging reasonably required	

exceptions for agriculture and forestry or to mitigate flood risk. See Schedule 3 List of Alterations entry WH3 for details of the amendment.
It may be better if you map the tree preservation orders individually rather than block in an entire area on map 4.
The tree preservation map is taken from Herefordshire Council Administrative Map which only shows areas of tree preservation and not individual trees for the two critical parcels 19b and 18. The area shown along Floyds Lane is shown on Herefordshire Council records as a significant number of individual trees and would appear unduly cluttered if shown individually on Map 4.
WH5-Built character section is quite prescriptive, point 14 and 15 in particular. Please bear in mind that some design changes to buildings may fall under permitted development rights.
Many clauses of WH5 have been amended and are less prescriptive and WH5.14 now supports small groups of similar design. See Schedule 3 List of Alterations items WH5. It is acknowledged that some features of developments may be subsequently changed as allowed by permitted development. The initial design of a development is nonetheless likely to influence its eventual character.

S4.2 HC Development Management 19/05/2017
Representations from Stakeholders Parish Council Response (in blue)
Policy wh1 only dev within settlement boundary is unreasonable, guess they mean residential but don't say so if it does would preclude ag bldgs., garages extensions etc. I expect they will have policies later which this then contradicts.
The second sentence of WH1 has been deleted, and the revised policy now only defines the settlement boundary. The second sentence is unnecessary and agricultural and other permitted development are covered by the Herefordshire Core Strategy and National Policy.
Wh3 strategic gap- again unreasonable to restrict any necessary ag bldgs. And may be pd (permitted development?) anyway. Same may be said for local green space if this is ag land.wh2
Accepted. Policy WH3 is revised based on the policy in the adopted Cradley NDP on the advice of the planning consultant assisting the Wellington Heath NDP and in discussion with Herefordshire Council. The revised policy no longer designates the area as Local Green Space, instead it protects the openness of the gap whilst acknowledging reasonably required exceptions for agriculture and forestry or to mitigate flood risk. Please see Schedule 3 List of Alterations entry WH3 for details.
Wh4 -1 not a workable policy in this form, once they have considered and then rejected without necessarily justifying the policy is satisfied.
Accepted. Policy WH4 has been amended in accordance with the Herefordshire Local Housing Market Assessment, specifically that for the Rural Part of the Ledbury Housing Market Area. Please see Schedule 3 List of Alterations entry WH4 for details of the policy and reasons for change.
Similarly 2 and 3 are more aspiration than policy as worded.
Accepted. Policy WH4 has been amended. In WH4.2 "encouraged" is replaced with "required". WH4.3 is removed and covered by the revised WH4.1. See Schedule 3 List of Alterations item WH4 for details.
Wh6-1 too vague need to be specific not say e.g.. suggests there are other grounds for something to be acceptable in principle, but not then what that is.
Policy amended. Core Strategy policies RA3, RA4, RA5, RA6 are now specifically mentioned.
11- why nor refer to AONB colour guide as they have elsewhere?
WH6.2 amended to include AONB colour guide. Only part of the parish is in the AONB, however it is all a prominent part of the setting of the AONB.
13 not caravans then, why not say so.?
Policy WH6.12 covers temporary accommodation including caravans., no change required. The purpose of Policy WH6.13 is to addresses the possible future requirement for one or two permanent agricultural workers cottages to meet a demonstrable need for permanent on site specialist horticultural skills.
Sect 9.5 site allocation site 19a bungalows will not achieve their design policy requirements. In wh7 they now say may be split level.
WH7.4 and the table in section 9.5 have been amended to consistently require bungalows. To avoid conflict with policy the word "houses" is replaced by "dwellings" in section 9.6 lines 747 & 747
Wh8 housing site also local green space. Do they really mean it's adjacent to ...rather than part of?
As the Local Green Space forms part of Site 23 it is felt that the current wording is correct.
Wh10 is this subject to the dev only in settlement boundary policy?
WH10 applies to the Parish; both inside and outside the settlement boundary.
Wh15 -3 something missing???
The titles of the AONB guides have been added to the policy.
4- definition of large turbine?

S4.3 HC Planning Policy 31/05/17

Representations from Stakeholders Parish Council Response (in blue)

Some concern surrounding deliverability of the sites they have allocated, in light of the 2015 SHLAA findings.

Only the lower area of each parcel is allocated for development, the upper area of each parcel is designated Local Green Space. The largest allocated site 19a south was recommended for development in the SHLAA and there are current planning applications for 19a south and 19a north. Allocated site 21 has planning consent. The owner of allocated site 23 Andrew Sumner intends to develop the lower area of parcel 23 in line with the NDP and there has been constructive dialogue between the owner and the NDP Working Group which is illustrated by Andrew Sumner's representation to the Reg 14 consultation above and the Parish Council response.

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
WH1- Settlement Boundary	RA2	Y	
WH2- Protected Local Green Spaces	LD3	Y	
WH3- Strategic Gap	LD3	N	The Local Green Space designation will not be appropriate here. It is an extensive tract of land, which the NPPF paragraph 77 (3 rd bullet point) states that LGS cannot be applied to.
			Local Green Space designation removed from Policy WH3. Policy WH3 is revised based on the policy in the adopted Cradley NDP on the advice of the planning consultant assisting the Wellington Heath NDP and in discussion with Herefordshire Council. Please see Schedule 3 List of Alterations entry WH3 for details of the amendment.
WH4- Mix of New Housing and Design for Changing Needs	H3	Y	
WH5- Development in Wellington Heath Village	RA2, LD1, LD4, SD1, SD4	Y	There are some quite specific and prescriptive design criteria in this policy, which may prove difficult to enforce effectively, and could be restrictive in viability terms to schemes coming forward. In particular, point 14 requiring each building to have its own individual style.
			Policy WH5 is amended and is now less prescriptive. Small groups of similar dwellings are supported in the amended WH5.14. Please see Schedule 3 List of Alterations item WH5 onwards for details of amendments and the reasons.
WH6- Development Outside the Settlement Boundary	RA3, RA4, RA5, RA6	Y	Does point 1 mean to make reference to RA3, or both RA3 and RA4? As with WH5, there are some prescriptive criteria in the policy.
			Policy amended to reference RA3, RA4, RA5, RA6. Some clauses of WH6 have been amended to be less prescriptive, please see Schedule 3 List of Alterations item WH6 onwards for details.
WH7- Development of Allocated Sites 19a South and 19a North	N/A	Y	
WH8- Development of Allocated Site 21	N/A	Y/N	Deliverability of this site is highly questionable given the major constraints present, which were highlighted in the 2015 SHLAA.
			This site now has planning approval.
WH9- Development of Allocated Site 23	N/A	Y/N	Again, I would question the deliverability of this site given the constraints highlighted in the 2015 SHLAA.
			A detailed Landscape Sensitivity and Capacity Assessment has been undertaken for the village of Wellington Heath. There is no area in the village of Wellington Heath that has a landscape capacity assessed higher than Moderate to Low Capacity. Site 23 is graded Low Capacity with the lower portion more able to take development. Only the lower, less steep area will be developed. The landowner has been proactive in putting forward proposals for development consistent with the NDP and intends to develop the site.

WH10- Employment	RA6, E1, E3	Y/N	Point 3 requires a “strong business case and clear environmental benefits” for allowing extensions to dwellings to facilitate home working. These may not be easy to demonstrate/quantify, or indeed be necessary. Nor does policy E3 of the Core Strategy require such information. There clearly will be an environmental benefit in any case, providing that the dwelling remains the principle place of residence for the worker, by removing or reducing the need to travel to work. In accordance with E3, providing that its use and operation is compatible with its location, and would not adversely affect amenity, small extensions, alterations or conversions to facilitate home working should be encouraged.
			Policy amended to refer to HC Core Strategy policy E3 WH10.3 now states; “Home extensions, alterations or conversions to facilitate home working will be supported providing that their use and operation is compatible with their location, in accordance with the Herefordshire Core Strategy Policy E3.”
WH11- Improvement of Community Facilities	SC1	Y	
WH12- Retention of Key Community Facilities	SC1	N	There needs to be a caveat here to conform to the equivalent Core Strategy policy, SC1. The PH facility should be retained, <i>unless</i> it can be demonstrated that it is no longer required, viable, and has been marketed for community use without success.
			Policies WH11 and WH12 have been combined and the revised clause now states “The Farmers Arms public house which will be retained unless it can be demonstrated that it is no longer required or viable, and has been marketed for community use without success”
WH13- Biodiversity	LD2	Y	Minor wording change suggestion to add clarity: “New development will be expected to main retain and enhance...”
			Changed “maintain” to “retain” in WH13 and in other similar instances.
WH14- Viewpoints and Ridgelines	LD1	Y	
WH15- Energy Conservation and Renewable Energy Schemes	SD2	Y	
WH16- Footpaths	SS4, MT1	Y	
WH17- Vehicle Parking and Access Arrangements	SS4, MT1	Y	
WH18- Communications	N/A	Y	

S4.4 HC Strategic Housing 01/06/2017	
Section/ Policy Number	Representations from Stakeholders Parish Council Response (in blue)
Section 9.2.4	I refer to the above draft plan and would comment as follows: Section 9.2.4 Affordability; the data provided is for 2013 is 4 years out of date. I think it might be useful to provide more up to date data.
	Accepted. Replaced by latest Herefordshire Council data from 2016.
Policy H2 Page 26	Page 26 545 refers to Policy H2 as ensuring an appropriate range and mix of tenure when it should refer to policy H3. Accepted. Changed to H3
	The NDP states that the community would like to see low cost housing yet recognises that it is unlikely to come forward due to the small scale allocated sites, however, when looking at the mix that can be provided on the allocated sites it is proposing 3 and 4 bed detached house or bungalows. In order to provide a sustainable mix of units that could be affordable and be used for downsizing, maybe a mix of 2, 3, and 4 bed houses and bungalows by way of terraced, semi-detached and detached units could be looked at as an alternative.

	Accepted. The housing mix in the village is unbalanced with a preponderance of large dwellings. To address this problem and deliver a better mix of dwellings and increase numbers of smaller homes that should be lower in price. A maximum size of 3 bedrooms is now prescribed in Policy WH4.1. Please see Schedule 3 List of Alterations item WH4 for details and reasons. The amendment to Policy WH4 will impact on development of windfall sites and the allocated sites where planning permission has yet to be granted. See also the amendments specific to the allocated sites and note that Site 19a South is exempt from policy WH4.1 to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment. Terraced houses could be built under the terms of revised Policy WH5.14.
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S4.5 HC Environmental Health 30/05/17	
Representations from Stakeholders	
Parish Council Response (in blue)	
	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, I would advise the following, regarding the allocated sites for residential development' indicated in brown on 'Map 4-Wellington Heath Village Policies Map';
	1. A review of Ordnance survey historical plans indicate a quarry was situated adjacent the allocated site: '19a South Land off Ledbury Twinkelow'.
	It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.
	The quarry is marked on local OS County Series maps as "Old Quarry" since 1904. It is east of the allocated site, separated by other land which is to be Local Green Space. The quarry is also in private ownership and is landscaped as a woodland glade. No contamination is believed to exist and the old quarry is significantly to the East of the proposed development.
	2. The following three sites have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.
	<ul style="list-style-type: none"> • 19a North – Land off Ledbury Road at Callow pitch • 21- Land off pub lane • 23Land off the common opposite Ochre Hill
	These sites have not been used as orchards since at least the early 1970's. There are no records available to prove spraying or contamination. Contamination is not believed to be an issue on these sites.
	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.
	Noted
	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.
	Noted
	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.
	Noted
	These comments are provided on the basis that any other developments would be subject to application through the normal planning process.
	Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new development and also the impact that existing activities might have on the amenity of any new residential occupiers.
	From this point of view we have no objections to the proposed settlement boundaries for housing within the Wellington

Heath proposed settlement boundary. (K4)
Noted
We suggest a slight amendment to policy WH5. We would like to recommend that a further criterion be applied to paragraph 10 which is that the amenity of any occupants arising out of any new dwellings should not be compromised by odour, dust, nuisance etc arising from existing agricultural or commercial activity. This would be to safeguard the amenity of future occupants.
Revised wording has been considered. However the general provisions of Herefordshire Core Strategy appear to be sufficient for existing sources of noise and odour. The policy is unchanged in this respect and environmental protection legislation provides for remedial action should such situations arise.
The recommendation above we recommend be incorporated into the alternative proposed settlements and also any policies relating to windfall housing.
Noted

S4.6 HC Landscape / Archaeology/ Conservation
No comments received
S4.7 HC Economic Development
No comments received
S4.8 HC Parks and Countryside
No comments received
S4.9 HC Education
No comments received
S4.10 HC Transportation and Highways
No comments received
S4.11 HC Waste
No comments received

S5 Historic England
Representations from Stakeholders
Parish Council Response (in blue)
Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan.
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 locally significant buildings and rural landscape character including important views is to be applauded. We also commend the approaches taken in the Plan to ensuring that the design of new development takes cues from the local vernacular and thus contributes to the conservation and enhancement of the historic environment.
I hope you find this advice helpful.
Noted

S6 CPRE	
Representations from Stakeholders Parish Council Response (in blue)	
Thank you for inviting HCPRE to comment on Wellington Heath's draft NDP. We would like to congratulate you on the work you have done in producing a very thorough analysis of local landscape character and robust policies. We are particularly glad to see policies relating to building design, commercial development, polytunnels, views, renewable energy infrastructure as well as the excellent character analysis of the parish. We hope that the NDP when adopted proves a strong foundation for local people wishing to guide the Parish's future.	
Noted	
Below I have suggested a few additions to your policies:	
The protection of Unlisted landmarks Some neighbourhood plans list or map unlisted landmarks which are valued by the community such as signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks.	
The suggestion is noted; we don't feel it would be appropriate, or necessary for Wellington Heath.	
Policy WH6 -Open Countryside - Commercial Development It may be useful to include reference to the impact of such development on local lanes as you have done under policy WH10. ("not generate significant additional traffic flow through Wellington Heath village or the network of lanes passing through Wellington Heath parish and the AONB;")	
Noted. Policy in WH10 is sufficient and does not need to be repeated in WH6.	
Archaeology New development could be required to take account of known surface and sub-surface archaeology, lack of current evidence of sub-surface archaeology must not be taken as proof of absence.	
This is covered by national and Herefordshire polices. We are not aware of significant archaeology in Wellington Heath so additional local policy is unnecessary.	
Sustainable Urban Drainage Have you considered requiring those undertaking new development to consider the incorporation of sustainable urban drainage systems (suds) to mitigate impact on local waterways and catchments?	
Polices WH5.17 WH6.16 are amended as suggested and Sustainable Urban Drainage Systems now appear in the revised NDP under WH12.	
I do hope that you find the suggestions of some use.	

S7 F.C.Cobb	
Representations from Stakeholders Parish Council Response (in blue)	
General/ Landowner	I would like to give you my vision for the remaining land I own behind the Farmers Arms.
	I would like your support to have planning permission for one bungalow on the South with access off Floyds Lane where the gate was years ago.
	I know the site is steep but it is no steeper than some of the others in Wellington Heath, Famers Arms, the house at the end of the car park or the new one on the Ledbury Road.
	My idea is at the north end of the plot you could have a kitchen garden and landscaping etc., but not to spoil the view looking from the pub lane or from Floyds Lane. The hedges should not be any higher than the fence so you can see the beautiful gardens in the village valley below.
	I think this could be a beautiful site with one bungalow by private ownership. If left unoccupied there is a possibility it will become a site like others, just overgrown.
	The owner's wish is contrary to the wishes of the parish and the AONB and is contrary to the Landscape Sensitivity and Capacity Assessment and NDP Policy WH2 which designates the area as Local Green Space. No change to Policy WH2

S8 Malvern Hills AONB	
Section/ Policy Number	Representations from Stakeholders Parish Council Response (in blue)
General	The NDP makes a number of references to AONB Guidance, often requesting that this be followed, for example, in Policy WH 5.1. The Unit is very pleased to see these documents referenced. However, it is our understanding that such guidance will have a lesser weight than the wording contained in NDP policy itself. The Unit believes that it is important that this point is clearly understood by local people.
	The greater weight of NDP policies has been brought to the attention of parishioners in NDP bulletin 11. Where parishioners have questioned why AONB guidance is repeated in NDP policies the responses contained in Schedule 1 explain that NDP policies carry greater weight than AONB guidance.
Section 7, line c.345-350	Section 7, line c.345-350: It seems that some of the sites 'preferred' for development have lower landscape capacity than others which are not preferred. Given that the LSCA is underpinning the selection of allocated sites, at least to an extent, it would be useful to explain why this is the case. For example, re. the site above The Farmers Arms I am assuming that the site is in because a planning application has already been submitted. In other geographical areas where the LSCA approach has been used, site selection is entirely in accordance with its conclusions. Whilst landscape criteria are not the be all and end all selecting sites of lower capacity without explanation as to why could be construed as bringing into question a key part of the selection process (the LSCA).
	The Landscape Sensitivity and Capacity Assessment states that all the parcels selected for allocated sites have greater capacity for residential development on their lower areas. Please see Schedule 3 List of Alterations item s8 L371 which describes the change to the supporting text of the NDP that explains the selection of sites by parishioners. The prospect of securing the Local Green Space designation on the upper areas of the allocated sites was a factor in the choice of their lower areas for development. Site 21 has already received planning consent. However the upper area is designated Local Green Space in this NDP and the NDP Working Group negotiated a change to the plans initially submitted for planning approval for site 21, the revised plans which received consent respect the proposed Local Green Space on the upper area. The owner of Site 21 has made a representation to this NDP Reg 14 consultation making the case for additional development of the upper areas of this parcel (see the table above headed S7 F C Cobb) which is rejected.
Section 8, Policy WH1	Section 8, Policy WH1: The wording of this policy does not appear to preclude development outside the proposed settlement boundary but would clearly make such development more difficult.
	Herefordshire Core Strategy covers the limitations on development outside the village settlement boundary which is also addressed by Policy WH6 of this NDP relating to "Development Outside the Settlement Boundary – and in the Countryside". Policy WH1 has been amended in response to Herefordshire Council, the second sentence has been removed.
	The Unit is curious as to why areas of the village containing potential development sites with a low-moderate landscape capacity are excluded from the proposed settlement boundary, especially when other sites with a lower capacity are included. This appears to be at odds with an approach to site allocation based on landscape and to an extent with the character of the village itself. Though of course the Unit understands, as stated above, that landscape is not the only consideration.
	See response to Section 7, line c.345-350 above. The choice was based on both the Landscape Sensitivity and Capacity Assessment, and the need to keep the integrity of the village, respecting parishioners' wishes and avoiding excessive and ribbon development. The proposed settlement boundary was the overwhelming choice at the Dec 2016 Parish Consultation. 67% voted for this proposal whilst 12% wished for a slightly wider boundary, and 12% for a tighter boundary. 9% expressed no opinion.
Policy WH2	Section 8.1 and Policy WH2 – Local Green Space: The Unit is very supportive of policy WH2. However, it is possible that an independent examiner may find this policy too restrictive in relation to the thread of sustainable development which is meant to run through the Local Development Plan. In addition, it is clear that NDP policies should be 'local', and clearly add something to the national and, in this case, unitary planning context. The Unit considers that the reasoned justification for this policy could be strengthened, for example, by making reference to the rarity of the Forest Smallholding and Dwellings Landscape Character type in Herefordshire, and the fact that the open spaces which lie within the village and between the developments are a historical, intrinsic and integral feature of this highly individual landscape. As such, the preservation of these green spaces are not simply about retaining the visual appearance of the settlement, as some might believe, they are essential to maintaining its heritage and character.

	<p>Herefordshire Council also commented on Policy WH2, the policy has been revised in response, see Schedule 3 List of Alterations item WH2.</p> <p>In addition further explanatory text has been added to section 8.1 of the NDP introducing Policy WH2 “The open spaces that lie within the village and between developments are an historical, intrinsic, and integral feature of a highly individual landscape the retention of which is essential to maintaining the village’s heritage and character”.</p>
Policy WH3	<p>Policy WH3 – Strategic Gap: The AONB Unit supports this policy but a modification may make it more acceptable with respect to the thread of sustainable development. For example: 'A strategic gap.....Development in this gap will be permitted only for the development of a safe cycleway or footpath to Ledbury as envisaged in Policy Wh16 – Footpaths or for development that will not visually diminish the openness of the gap.'</p>
	<p>Policy revised in response to Herefordshire Council using different terminology, based on the-policy in the adopted Cradley NDP. The revised policy no longer designates the area as Local Green Space, instead it protects the openness of the gap whilst acknowledging reasonably required exceptions for agriculture and forestry or to mitigate flood risk. Please see Schedule 3 List of Alterations entry WH3 for details of the amendment.</p>
Policy WH5	<p>Policy WH5 – Development in Wellington Heath Village: The draft NDP refers to policy advice which the AONB Unit has previously provided in relation to achieving local distinctiveness and so there seems little point in repeating this. The Unit is generally supportive of policy WH5 but does note the absence of any prominent reference to modest scale and simplicity of form/design. The Unit does not believe that all new development must ape that of the past and recognises that new development will vary in size. However, it is strongly of the view that modest scale and simplicity in design is fundamental to retaining the distinctive character of the village. Such an approach would clearly help to reflect and reinforce the intimate nature of the landscape in the village and the unusual way in which it developed prior to the last few decades. The community's own assessment at Appendix 3 shows clearly how decades of planning in the absence of an appreciation of local distinctiveness has greatly eroded the character of a very special landscape. The NDP provides an invaluable opportunity to address this and the Unit would encourage scale and simplicity to be reflected more prominently in the policy context, for example in Policy WH 5 (15.1).</p>
	<p>Policy clauses WH5.2 and WH5.15.1 (Now WH5.11.1) have been amended to include modest scale and simple form. Design issues are covered by the built character elements of WH5.</p>
Policy WH5	<p>Loss of local distinctiveness can also arise from significant expansion of existing property. The Unit considers that reference should be made to matters of scale and design in relation to such development in Policy WH5 (16), rather than leaving this to be picked up by external guidance which will not carry the same weight as the policy itself. Such an amendment needn't interfere with people's ability to alter and extend property but should help them to do so in a manner which does not erode the character of the village.</p>
	<p>WH5.16 and WH6.9 address extensions and are amended, they now mention design and scale and become WH5.12 and WH6.9.</p>
Policy WH5	<p>WH5 Landscape and Settlement Pattern:</p> <p>Point 2 – in a village characterised by the topography that exists in Wellington Heath it may not always be possible to always avoid significant overlooking through siting, but perhaps the policy could ensure that this is achieved through landscaping where siting alone is not adequate.</p>
	<p>The point regarding topography is acknowledged. Revised and strengthened Policy WH5.2 represents the best means of securing the amenity of nearby dwellings and no change is necessary. The policy does not preclude the use of landscaping to mitigate overlooking, however this may not always be appropriate, for instance if it also blocked an important viewpoint.</p>
Policy WH5	<p>Point 5 – One possible implication of this policy is that parts of the village already characterised by dense development/small plot sizes may end up with more of the same. The Unit considers that it may be worth looking at the wording again to avoid this scenario</p>
	<p>There is a divergence of parishioner views on plot sizes. There is a need to deliver smaller two and three bedroomed dwellings to support a sustainable community and Policy WH4 has been amended to reflect this need. Policy WH5.2 has been amended to strengthen the maintenance of the local character and scale of new development and its relationship to neighbouring dwellings. Policies WH5.4 and WH5.5 (now WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. The original Policy WH5.5 on sub-division of gardens has been deleted.</p>
Policy WH5	<p>Point 12 – The Unit considers that an additional final sentence to point 12 would strengthen it, as follows: 'The scale of such a new property should also be respectful of that which it replaces'</p>
	<p>WH5.12 is revised and contains wording similar to that proposed in this comment; this is now WH5.9</p>
Policy WH5	<p>Point 15 – Suggest the wording 'New buildings should integrate in the landscape' (rather than the words blend into, which may imply that they should in some way be hidden). The same in 15 (2).</p>

	WH5.15 is amended as suggested; this is now WH5.11.
Policy WH6	Policy WH6 –Point 3 :
	Point 3 – there is a danger that landscaping is seen as a way of 'hiding' development which would otherwise be unacceptable. It may be worth rewording the policy along the following lines:
	'Native vegetation that is locally characteristic may be used to help integrate new development in the landscape but should not be used to screen or hide development or land use which would otherwise be unacceptable.'
	The comment is probably intended to refer to WH6.5. Policy amended as suggested.
Policy WH6	Policy WH6 – Point 11:
	Point 11 – for the reasons outlined above the Unit suggests deleting the words ' should be adequately screened' from the second line of point 11.
	Point 11 – the acceptability of colours for new development will depend on local context, including colours in the local landscape and colours of materials used in an existing complex of development. As such the Unit would suggest that the final sentence of point 11 be amended to read: ' Metal finishes should be matt colours which are designed to be complementary to the local landscape.'
	Policy amended along the lines suggested with simplified wording.
Policy WH6	Policy WH6 – Point 18:
	Point 18 – The Unit supports this policy. The AONB Partnership may be producing guidance on good practice lighting this year. In the meantime it may be worth considering an amendment as follows: '.....Schemes should follow good practice guidance, including that produced by The Commission for Dark Skies, to minimise pollution....'
	Policy WH6.18 is amended to include Dark Skies which is relocated to new policy WH12.
Policy WH13	Policy WH13 – Biodiversity:
	In the interests of promoting green infrastructure and habitat connectivity the AONB Unit suggests a slight amendment to WH13 as follows:
	'New development will be expected to maintain, enhance and help connect existing wildlife habitats....'
	We support the reference to maintaining and enhancing wildlife habitats and landscape features, including orchards
	The policy is reworded following this suggestion. Also in response to Herefordshire Council changed "maintain" to "retain" in WH13.
	13.2 New footpaths: In light of the desire for more footpaths in the parish should these not be included in the list in Policy WH11?
	Footpaths are added to WH11 which is revised and now also includes the former WH12.
Policy WH13	13.4 Vehicle Parking and Access: As noted in the general point above, the AONB Highway Design Guide will carry less weight in the Local Development Plan than the other wording contained within this policy. So, for example, under point 4, the stipulation that signs and their supports should be unobtrusive and blend with the local landscape leaves room for interpretation. We consider that this policy could be amended, for example, to refer to the fact that posts and poles should be shared, located against a backdrop of hedges or trees wherever possible, should not break the skyline etc. provides more certainty and greater weight. We have previously suggested that more wording from the Highway Design Guide should be included within the policy.
	Herefordshire Council requested that more extensive policy about highways be removed from an early draft of the NDP, as it is the responsibility of the Highway Authority and outside of the scope of a NDP.
Section 6, line 317	Section 6, line 317: Suggest amendment as follows: 'The Malvern Hills AONB Unit offered to pay...'
	Amended as suggested.

S9 Severn Trent	
Representations from Stakeholders	
Parish Council Response (in blue)	
Wellington Heath is a village on the outskirts of Ledbury. There is a 150mm gravity sewerage system which drains to Wellington Heath SPS. This SPS pumps to the Ledbury Gravity system to Ledbury Industrial Estate SPS and on to the treatment works.	
Noted	

I have calculated that the addition of 30 houses onto this system will increase DWF to the SPS by 0.13l/s. Emergency storage at the pumping station is currently satisfactory (2X 3DWF). The addition of these dwellings will increase the emergency storage requirement to 13.6m3 against an actual capacity of 10.9m3. This is not a significant deficiency.
Windfall planning approvals may take the number of dwelling completions by 2031 over 30. However 5 at Pegs Farm and one at Priors Court will not be connected to the Wellington Heath village SPS. Policy is revised and a note added to Monitoring and Review section of the NDP to prompt periodic review of connections to the SPS.
To address the council concerns regarding 'recent flooding', I have looked at blockage and flooding records. In the past 5 years there have been 15 sewer blockages in the village with 9 in and around the area of flooding highlighted in the councils plan. There are 7 Flooding other Cause events over the same period but only 2 in the area of interest. All are external events affecting gardens/driveways. I have found 1 hydraulic flood on the Floods Register it was a single event that occurred in 1998. Unfortunately the address given cannot be found but I do not think it is in the area of interest.
Noted
It would appear that only floods that have occurred have been due to service issues and not hydraulic. Providing the properties connect foul flows only and surface water is dealt with by soakaway or other means the risk from these proposals is low.
Policy revised to ensure only foul flows are connected to the foul sewer. See the relocated Policy WH12.2 in the Reg16 edition of the NDP.

S10 National Grid	
Representations from Stakeholders	
Parish Council Response (in blue)	
General	Wellington Heath Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID
	National Grid has appointed Amec Foster Wheeler 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.
	Noted
	Gas Distribution – Low / Medium Pressure
	Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com .
	Noted

Wellington Heath Neighbourhood Development Plan

Consultation Statement Schedule 3

List of Alterations and Reasons For Change

The alterations shown below refer to the Wellington Heath draft NDP Reg14 document (v11.02) and when applied to that document result in the draft NDP Reg 16 document (v12.05).

Reg 14 Draft Policy or reference / Line	Proposed change, <i>specific text added or removed shown in italics</i> Reason shown below in blue
Overall structure of NDP	<p>No change to the overall structure of the NDP. Policies WH11 and WH12 relating to community facilities are combined into a single policy WH11. The Policy WH12 in the Reg 16 draft now presents the policy for Pollution, Water, Waste and Light Management based on appropriate clauses taken from WH5 and WH6.</p> <p>Parishioners were specifically asked to indicate whether or not they supported the NDP and 40 supported it, 3 supported it but with reservation, 4 objected and the remainder did not complete this question or were unclear. Of the parishioners who described their overall impressions 38 supported the NDP, the majority making very positive remarks. 3 parishioners were critical of the presentation of the NDP, far more chose to make positive comments about the presentation. A few parishioners suggested that clauses repeated in WH5 and WH6, particularly regarding waste water and light management should be removed into a separate policy to avoid repetition.</p>
Front page L6	<p>Line replaced by <i>Regulation 16 Draft</i></p> <p>Updated from Reg 14 to Reg 16 reflecting the consultation stage</p>
Introduction L15 to L93	<p>Introduction for Parishioners updated. Numerous detailed amendments to reflect the NDP process irrespective of the current stage of the process.</p> <p>This section previously described the NDP process from a Regulation 14 standpoint, it required bringing up to date.</p>
Table of Contents	<p>Revised Table of Contents automatically generated.</p> <p>To reflect changes elsewhere in the document.</p>
Glossary L105	<p>Added to Glossary an explanation of AONB and its relevance.</p> <p>To assist readers unfamiliar with the term AONB.</p>
s1.1 L111	<p>Replaced <i>about 20 kilometres</i> with <i>about 25 kilometres</i>.</p> <p>In response to a parishioner comment distances to nearby cities are revised.</p>
s1.1 L133	<p>Replaced <i>It forms</i> with <i>This area forms</i>.</p> <p>Improved readability and clarification of the meaning.</p>
s1.2 L142	<p>Replace <i>Ledbury</i> with <i>Bosbury</i>.</p> <p>The Oak public house is on the border of 3 parishes. It is in Bosbury Parish.</p>
S1.2 L146	<p>Apostrophe deleted after <i>minutes</i>.</p> <p>Grammatical error advised by parishioner.</p>
s3 L211	<p>Replaced <i>an NDP</i> with <i>NDPs</i>.</p> <p>English corrected, readability improved.</p>

s3.4 L261	Replaced <i>This</i> with <i>An AONB</i> . Grammatical ambiguity advised by parishioner.
s3.4 L270	Inserted <i>on page 5</i> after <i>advises</i> . Clarify where in the AONB Management Plan the AONB setting is discussed.
s3.4 L273	Inserted <i>It is understood that AONB guidance carries less weight than NDP policies. AONB guidance is selectively incorporated in the polices of this NDP where appropriate, at end of section 3.4.</i> A few parishioners asked why some policies repeated some AONB guidance
Windfall sites table L295	Replaced <i>the table below</i> with <i>the following table</i> Updated table of Windfall Sites in the parish of Wellington Heath since 2011 to reflect the status at 1 Nov 2017. Added planning application identification numbers. Recalculated Total number of extra dwellings. Table has new entries added and is longer and now appears on the following page. The table previously reflected status at 1 September 2016 and required updating.
s4.2 L299	Replaced <i>there may need to be allocated development sites for 15 new houses with it was considered in 2015 that there may need to be allocated development sites for approximately 15 new houses. The allocated sites subsequently selected make provision for between 16 and 18 new dwellings as set out in section 9.5.</i> The rate of windfall development proposals has increased since 2015, if a new estimate of the necessary allocated developments sites were made in 2017 it would be lower. The new wording reflects that the estimate of required allocated sites was made in 2015 and links to section 9.5 where the capacity of the chosen allocated sites is presented.
Objectives table s5.2 L313	Revised related policies column of the Objectives table to correctly reflect the policies which are relevant. The previous policies WH11 and WH12 are combined into a new Policy WH11. Some common elements of WH5 and WH6 are now relocated in a new Policy WH12. The objectives referenced by the policies required updating. All the references between policies and objectives have been reviewed and updated as necessary, only a few corrections were required.
S6.1 L337	Added <i>Sensitivity and Capacity</i> after <i>Landscape</i> . Corrected title of LSCA.
s6.1 L340	Relocated paragraph <i>The results of the Landscape Sensitivity and Capacity Assessment, showing the capacity of various parcels of land to accommodate housing development, were presented to parishioners at an event in The Memorial Hall on 19 March 2016. The results of the community questionnaire (see December 2015 Questionnaire Summary Report⁽²⁷⁾) were presented also. The parishioners were then invited to rank sites for housing development in their preferred order by marking on maps and writing comments. The analysis of these responses (see March 2016 Consultation Report⁽²⁸⁾) has informed the choice of the allocated development sites and the Settlement Boundary. A further consultation event was held in December 2016; this confirmed the selected Allocated Sites and the Settlement Boundary (see December 2016 Consultation Report⁽²⁹⁾).</i> This paragraph was formerly located at s8 L361. The removal of the text from S8 makes space for a slightly enlarged Map 3 and for new text explaining the selection of allocated sites in more detail. The document flows more easily with the new location of this text which fits in previously blank space.
s7 L342	Replaced <i>allocated development sites may be required, for about 15 new houses. This takes with allocated development sites are required. These take.</i> The capacity of allocated sites is discussed elsewhere in the NDP, sections 4.2 and 9.5.
s7	Replaced <i>19aSouth and 19aNorth</i> with <i>19a south and 19a north</i> – throughout document

L348 & throughout	The consistent terminology has a space in these terms and lower case, as in Map 4
s8 L371	Added paragraph <i>The parcels allocated for development are 19a, 21 and 23 and are shown in brown on the Policies Map. Parcels 21 & 23 were assigned low capacity in the LSCA, however the detailed wording stated they had more capacity on their lower slopes. It is clear that parishioners had understood the LSCA presentation because those who favoured development of parcels 21 & 23 mostly asked that the upper areas be protected from development.</i>
	More detail about the selection of the allocated sites (and consequently the settlement boundary) has been added because the AONB questioned the methodology.
Policy WH1	Removed <i>Development requiring planning permission will generally be permitted only inside the Settlement Boundary.</i>
	This sentence was included to indicate the broad purpose of the settlement boundary to parishioners. The change of policy wording is on the advice of planning consultant Peter Yates, in response to comments from Herefordshire Council who were concerned that the former wording implied restrictions on agricultural buildings etc. outside the settlement boundary.
Map 3 Map 4 L373	Removed the word <i>draft</i> . Added policy numbers to map keys where appropriate.
	Map is not changed, however the key needed to reflect the current status of the NDP.
S8.1 L385	Added <i>with</i> after <i>accordance</i> .
	Corrected missing word.
S8.1 L386	Removed <i>most</i> .
	All the Local Green Spaces relate to allocated sites.
s8 L392	Added para <i>The open spaces that lie within the village and between developments are an historical, intrinsic, and integral feature of a highly individual landscape; their retention is essential to maintaining the village's heritage and character.</i>
	Added in response to comments from the AONB
Policy WH2	Policy clause wording removed and replaced by <i>Within the designated Local Green Spaces identified on Map 4 – Wellington Heath Village Policies Map development shall not be permitted unless it is designed or required to meet the objectives of the site as Green Infrastructure in accordance with Herefordshire Core Strategy^[2] Policy LD3.</i>
	The new policy text is clarified and made more precise in response to Herefordshire Council concern about the former policy preventing all development.
s8.2 L403	Added to end of para <i>Ribbon development has occurred along the lane which goes south from Wellington Heath village towards Ledbury (C1172) and connects to the Bromyard Road, recently there has been infill development along this road in Ledbury parish.</i>
	Explains the nature of the development which is a threat to this area. Also describes the route and the official number of the lane because there is disagreement about whether it is called Beggars Ash, Frith Lane or Ledbury Road despite (or perhaps because of) the road name plates. Regrettably this is not so understandable for parishioners, however precise wording is more important.
s8.2 L405	Removed reference to <i>Beggars Ash</i> replaced with <i>the C1172</i> .
	There is disagreement about whether the lane is called Beggars Ash, Frith Lane or Ledbury Road. The name is replaced by the official number.
s8.2	Replaced <i>The Herefordshire Core Strategy^[2] shows a Green Infrastructure Enhancement</i>

L410	<p>Zone extending into this area [see Figure 4.8 Ledbury Key Diagram in ref 2]. with The Herefordshire Core Strategy[2] shows a Green Infrastructure Enhancement Zone extending towards this area [see Herefordshire Core Strategy page 85 Figure 4.8 Ledbury Key Diagram in ref 2].</p> <p>Clarifies the exact location of the reference in the Core Strategy and more accurately describes the spatial relationship.</p>
s8.2 L418	<p>Map reference changed to Map 3 Wellington Heath Parish Policies Map. Replaced <i>will be strongly opposed</i> with <i>will not be permitted except for a safe cycleway and footpath to Ledbury as envisaged in Policy WH16 - Footpaths and that reasonably required for agriculture and forestry or to mitigate flood risk.</i></p> <p>Amended to reflect revised Policy WH3.</p>
s8.2 L428	<p>Added para before Policy WH3 <i>The policy will preserve the openness of the significant gap between Ledbury and Wellington Heath and the rural character of the village and the setting of the AONB.</i></p> <p>Better describes the purpose of Policy WH3 along the lines suggested by the AONB.</p>
Policy WH3	<p>Policy wording removed and replaced by</p> <ol style="list-style-type: none"> 1. <i>There shall be a Strategic Gap identified on Map 3 – Wellington Heath Parish Policies Map, between the southern end of the Settlement Boundary and the parish boundary. The purpose of this Strategic Gap is to :-</i> <ol style="list-style-type: none"> 1. <i>Prevent coalescence with the expansion of Ledbury, particularly in the form of ribbon development along the C1172.</i> 2. <i>Protect the landscape setting of the AONB.</i> 3. <i>Preserve the rural nature of Wellington Heath village.</i> 2. <i>Within the Strategic Gap development that would visually diminish the openness of the Gap when viewed from publicly accessible locations will not be supported, except for a safe cycleway and footpath to Ledbury as envisaged in Policy WH16 - Footpaths and that reasonably required for agriculture and forestry or to mitigate flood risk. Vegetation should not be used to screen or hide development or land use which would otherwise be unacceptable.</i> <p>The proposed area of the strategic gap is a small part of the parish, just sufficient to achieve the purpose of the policy which is the avoidance of further ribbon development connecting an expanding Ledbury to Wellington Heath and to protect the rural character. At the consultation in December 2016 there was 100% support for the strategic gap from the 50 parishioners who responded, 15 would have preferred a larger area. Parishioners were not specifically asked to comment on WH3 at Reg 14, however 6 chose to write comments of support. The policy has been redrafted to address Herefordshire Council concerns by deleting reference to green space, and allowing agricultural buildings. The policy is redrafted based on the wording used in the adopted Cradley NDP.</p>
s9.2.2 Heading L475	<p>Added <i>and evidence.</i></p> <p>The Herefordshire Council evidence base has increased prominence and importance in the new NDP draft which is reflected in this addition to the heading.</p>
s9.2.2 L478	<p>Replaced <i>if we compare</i> with <i>Comparing.</i></p> <p>Improved readability.</p>
s9.2.2 L493	<p>Added <i>During parish consultation</i> a replacing <i>A.</i></p> <p>To clarify that parishioner input was during the NDP consultation process.</p>
s9.2.2 L497	<p>Added <i>50 representations from parishioners were received at the formal Regulation 14 consultation. Of these 10 (20%) mentioned a need for smaller houses or those that are more affordable. In its response Herefordshire Council suggested a change in approach to deliver a more sustainable mix of housing and smaller dwellings. The Local Housing Market Assessment for the Ledbury area, that forms an element of the evidence base for the Herefordshire Core Strategy, contains recommendations for the proportion of market housing required by number of bedrooms. The Assessment specifically</i></p>

addresses the need in the rural part of the Ledbury Local Housing Market Area. The following extract of table 83 is of direct relevance.

(extract from) Table 83, page 177: Proportion of Houses required by Size within Rural Part of the Ledbury Housing Market Area

House Type by Size	Market Housing Proportion Required	Affordable Housing Proportion Required
1 Bedroom	5.2%	29.7%
2 Bedrooms	37%	39.4%
3 Bedrooms	66.4%	28.4%
4+ Bedrooms	-8.7%	2.5%

(Source – Herefordshire Local Housing Market Assessment 2013 Update)

It can be seen that smaller homes are required roughly in the proportion of two thirds for 3 bed roomed dwellings and one third for two bed roomed dwellings. There is no identified need for 4 bed roomed or larger dwellings. There is therefore a clear need to rebalance the local housing market to support a sustainable community.

Regulation 14 parishioner responses and the Herefordshire Local Housing Market Assessment provided important additional information for the NDP.

s9.2.3
L508

Added
In March 2015 the Government's Department for Communities and Local Government issued guidance on minimum internal space standards entitled Technical housing standards – nationally described space standard and this will be a reference document for determination of planning applications.

Space standards are relevant to defining policies for smaller houses which are of increased importance in the new draft of the NDP.

s9.2.3
L509

Added parish consultation before questionnaires.

To clarify that parishioner input was during the NDP consultation process.

s9.2.3
L518

Added extended before or converted.

To be consistent with the policy.

s9.2.4
L530

Removed

In 2013 the lower quartile house price was 8.6 times the lower quartile earnings in Herefordshire, compared to 7.2 in Shropshire; and 6.5 at the regional and national levels" and "Entry level (lower quartile) house prices in 2013 were 8.6 times earnings of younger households (lower quartile earnings). The high cost of housing relative to earnings is likely to influence both household formation and trends in home ownership".

and replaced by new paragraphs

For Herefordshire the 2016 entry level (lower quartile) house price was 8.6 times the earnings of those on lower quartile incomes, compared to 8.1 in Shropshire; and 6.5 for the West Midlands region. Herefordshire had the worst affordability ratio out of the 14 West Midlands county or unitary areas and neighbouring English authorities. There is clearly an issue of affordability.

There is often confusion over what is meant by 'affordable housing'. For planning purposes it is specifically defined in the NPPF as: "Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision". Homes that do not meet the above definition, such as "low-cost market" housing, may not be considered as affordable housing for planning purposes.

	<p><i>In responses to the NDP Regulation 14 consultation a number of representations raise concern at a lack of affordable housing. Given the context of these representations, and previous consultation results, these concerns have been interpreted to refer to homes provided at lower cost for market sale. The need for such homes is expanded upon below.</i></p> <p><i>Within the parish house sales since January 2015 indicate that one small bungalow was sold for £155,000 (Sept 2015) and a semi-detached house sold for £192,000 (Sept 2015). No other sales below £200,000 have been achieved since July 2012. Sales figures since January 2015 show a clear trend of higher valued homes being sold with only 30% sold at under £300,000.</i></p>
	Data is updated in line with current Herefordshire Council information and additional information on house price affordability added. The meaning of the term “affordable housing” was clearly not understood by some parishioners and is therefore included.
s9.2.4 L544	<p>Replaced <i>Policy H2</i> with <i>Policy H3</i>.</p> <p>Policy reference corrected as advised by Herefordshire Council.</p>
s9.2.4 L548	<p>Replaced <i>affordable housing</i> with <i>low-cost housing</i>.</p> <p>The sentence remains true and “low-cost” is more relevant to the preceding paragraphs.</p>
s9.2.4 L548	<p>Replaced <i>we</i> with <i>there is a clear</i>.</p> <p>“we” was not appropriate terminology in this document.</p>
s9.2.4 L549	<p>Replaced <i>more affordable</i> with <i>lower in price</i>.</p> <p>Terminology clarified to reduce parishioner confusion about affordable housing.</p>
s9.2.4 L550	<p>Added</p> <p><i>The policy set out below ensures that the maximum size of new dwellings is restricted to 3 bedrooms and allows for a proportion of two bedroomed dwellings to be built. This is intended to redress the current imbalance in the local housing market where large dwellings predominate. However, there is a need to exempt allocated site 19a south from this policy given the recommendations made in the Landscape Sensitivity and Capacity Assessment in relation to development of this site and its visibility in the landscape.</i></p> <p>Explains the key purpose of revised Policy WH4 and why site 19a south is exempt from that policy.</p>
Policy WH4	<p>Title of policy capitalised.</p> <p>For consistency with format of other policies.</p>
Policy WH4.1 & WH4.3	<p>Policy wording WH4.1 and WH4.3 removed and replaced by</p> <p><i>1 New housing should be designed to meet the needs of the community in terms of size, type and tenure. Development on all sites other than allocated Site 19a south should provide a mix of houses in order to address the needs identified in the Local Housing Market Assessment for the Ledbury (Rural) Area. The specific mix to meet this need is for two thirds of new houses to be three bedroomed dwellings with the balance being for two bedroomed dwellings or, in limited and special circumstances, one-bedroomed dwellings. There is no outstanding need for new houses of four or more bedrooms. Planning applications for new dwellings should demonstrate how the proposals meet these needs particularly in terms of house sizes (taking into account the methodology of the National Technical Housing Standards).</i></p> <p>Representations about the origins of Wellington Heath village, and specifically Victoria Row, prompted reconsideration of smaller and terraced houses. Terraced housing and affordable housing did not attract majority support in the NDP questionnaire, the clear preference was for owner occupied detached properties with low cost homes for purchase achieving a well supported second place. If Victoria Row had been suggested as an example of terrace houses it is considered that they would have attracted more support. It is recognised and supported by representations received that the housing market within the parish is unbalanced with a growing preponderance of large dwellings that tend to be quite high in price. There is a need to deliver smaller two and three bedroomed dwellings to support a</p>

	<p>sustainable community and Policy WH4 has been amended to reflect this need. The new Policy WH4.1 requires a maximum size of new dwellings of 3 bedrooms. It is more specific in its wording and now more accurately addresses the evidence base information on mix and size of existing dwellings, market prices and, in particular, the findings of the Ledbury Housing Market (Rural) Assessment that forms an element of the evidence base for the Herefordshire Core Strategy. The policy supports smaller dwellings of 2 and 3 bedrooms in size, which should be lower in cost, and includes reference to the Government's National Housing Technical Standards. Provision of such dwellings should assist in meeting the needs of newly forming households, families, and residents wishing to downsize within the parish. New dwellings are to be provided on sites in the proportion of two thirds of 3 bedrooms in size and one third of 2 bedrooms in size. One bedroomed dwellings may be considered in exceptional circumstances where adequately justified. The policy makes it clear that dwellings of 4 or more bedrooms are not required. This conforms with the findings of Herefordshire Council's Ledbury Housing Market (Rural) Assessment. These amendments will impact on development of windfall and allocated sites where planning permission has yet to be granted. However, allocated site 19a south is exempted from the amended policy to accord with the recommendations of the Landscape Sensitivity and Capacity Assessment which states: "<i>Built development on west side of ridge is characteristically very scattered. This is an important feature of the edge of the AONB, as longer-distance views towards it from the west are of a sparsely-settled, densely-wooded ridge. This means that any new built form would have to be well below the tree line (bungalows or split-level, ideally), very well spaced and of very low density</i>". For this reason the site is best suited to larger dwellings on large plots..</p>
WH4.2	<p>Replaced <i>will be encouraged</i> with <i>are required to</i>.</p> <p>WH4.2 is revised in response to Herefordshire Council comment that the former wording was more aspiration than policy.</p>
s9.3.1 L559	<p>Added <i>former</i> before <i>smallholdings</i></p> <p>To clarify that agricultural smallholdings are no longer a significant part of the local economy but are nonetheless a significant influence on the distinctive enclosure pattern.</p>
s9.3.1 L562	<p>Replaced <i>are the sizeable settlement plots associated with some traditional properties and the with include an</i>.</p> <p>Some parishioners commented on the way the settlement pattern has changed. Many of the plots have now been subdivided and developed.</p>
s9.3.1 L565	<p>Added after sub para 2</p> <p><i>The open spaces that historically lay within the village were an intrinsic and integral feature of its heritage and shaped the distinctive character we see today. The undeveloped spaces and features of the old enclosures that remain are therefore of great value.</i></p> <p>Some parishioners commented on the way the settlement pattern has changed, This text accurately describes the nature and importance of the settlement pattern and serves in place of the former reference to sizeable settlement plots now removed from line 562.</p>
S9.3.2 Title L566	<p>Added <i>Wellington Heath</i> and removed <i>Pre-1900 Buildings and</i>.</p> <p>To make text heading consistent with heading in the revised policy.</p>
s9.3.2 L572	<p>Relocated text in this revised form: <i>The effects of the steep terrain require special attention, for example roofs and hard surfaces can be more prominent than in other localities</i>. Similar text was formerly contained in para 9.3.3 lines 607 and 608.</p> <p>The former sentence at Para 9.3.3 lines 607 and 608 required a new location because it is no longer appropriate in the relocated 9.3.3 which now accompanies new Policy WH12 that contains the last 3 clauses of WH5 and WH6.</p>
s9.3.2 L573	<p>Removed <i>are important to the distinctive character of the village but they</i>.</p> <p>Unnecessary repetition of wording on line 581, the meaning is not changed.</p>
s9.3.2	<p>Replaced <i>would</i> with <i>may</i></p>

L578	Parishioner comments on Reg14 have suggested that there might be a case for listing a few of the older buildings.
S9.3.2 L580	Deleted <i>Although</i> . Grammatical correction advised by parishioner.
s9.3.2 L584	Replaced <i>would</i> with <i>may</i> before <i>detract</i> . A high quality new build of appropriate design could contribute to local distinctiveness.
s9.3.2 L587	Moved the former third subparagraph to become the second subparagraph. Added reference to Victoria Row terrace and the reason why local materials contribute to character is explained in response to comments by parishioners as follows. <i>It is the individual design, modest scale, and simple form, of many of the older properties which impart a distinctive character to the village which is evident in detached and semi-detached cottages and Victoria Row terrace.</i> Added into this subparagraph <i>Victoria Row, built perpendicular to The Common, is also an example of how varying plot sizes in a terrace of small houses contribute to the distinctive and ad hoc character of the settlement.</i> The relocated subparagraph, amended to include transport constraints, continues - <i>Before the era of widely available mechanised transport local materials such as timber, rubble stone, and hand made brick were used in these dwellings and are central to their character.</i> Document flow is improved by relocating subparagraph. Parishioner comments drew attention to Victoria Row as a useful example of smaller dwellings. The role of local materials is explained in response to questions asked in the comments from a few parishioners. Parishioner comments about garden sizes of Victoria Row prompted their inclusion in the text and reference to how they contribute to local distinctiveness.
s9.3.2 L593	Removed <i>Local distinctiveness was not significantly studied and documented until recently;</i> The exact dates when the study of local distinctiveness started are not known.
s9.3.2 L597	Added <i>design and</i> before <i>layout</i> . Design as well as layout became standardised in the 1960s.
s9.3.2 L601	Added <i>Further erosion of the character of the village is to be avoided.</i> Some parishioners commented that further erosion of the character should be avoided and this sentence replaces the intent of the phrase removed at line 593.
s9.3.2 L601+	Added <i>The Herefordshire Council and AONB landscape assessments have studied distinctive character and Appendix 3 of the NDP has pictorially recorded the character of Wellington Heath village. Appendix 3 shows how planning in the absence of an appreciation of local distinctiveness has eroded the local character of a very special landscape. Regular plots and rows of houses of standardised design departed from the previously ad hoc plot layout and rarely incorporated local design characteristics. More recently developments have been on a small scale, often with individual designs some of which have made a positive contribution to local distinctiveness. Most newer houses have been large detached, departing considerably from the modest scale characteristic of the formative period of the settlement. The village has evolved as plots have been divided resulting in more hedgerows and trees in some areas and a variety of building designs.</i> <i>Extensions and alterations have in some cases detracted from local distinctiveness whilst others successfully integrate with the landscape setting and the scale of the original building. Utilitarian designs often don't respect the original building, but carefully designed extensions of modest scale which blend with the original or alternatively adopt a contrasting design can be successful.</i> <i>The recording and publication of guidance on local distinctiveness has advanced considerably in recent years and developers are invited to refer to both Appendix 3 and</i>

	<p><i>Malvern Hills AONB guidance documents (reference -----). All new development should make a positive contribution to local distinctiveness.</i></p> <p><i>Some elements of the Malvern Hills AONB building design guide which are most important are reflected in the following policy and contemporary design is mentioned since it can make a positive contribution.”</i></p> <p>Explanation of local distinctiveness and the evolution of the village are expanded in response to comments by parishioners and the AONB. The attention of developers is drawn to useful references recording local distinctiveness which are an important accompaniment to the revised Policy WH5.</p>
s9.3.3 L605	<p>Relocated to new section 12.1 <i>The valleys and folds of the terrain contribute positively to the landscape and the key views; the downside is that they can in places make much worse the detectability of noise or smells. In these areas, reducing the loss of amenity from such causes needs special attention.</i></p> <p>Relocated to para 9.3.2 and replaced <i>Also, The hilly terrain makes developments and their plots unusually visible from above, with The effects of the steep terrain require special attention, for example roofs and hard surfaces can be more prominent than in other localities.</i></p> <p>Relocated to new section 12.1 <i>Localised flooding is a concern in many areas of the parish although the consequences are varied. In steeper areas of the parish, water rushing down roads, blocked culverts, and overflow from foul sewer manholes can present difficulties in storm conditions. The limited access to surface water sewers contributes to these problems and drainage arrangements need special attention.</i></p> <p>Added <i>Severn Trent Water has recommended that properties only connect foul flows to the public sewer system and surface water is to be dealt with by soakaway or other means.</i></p> <p>Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new Policy WH12 and relocated in a new section 12.1 as suggested by a few parishioners. This associated introductory text is also moved to accompany the relocated policy. Last sentence added because Severn Trent Water has strongly recommended that only foul flows are connected to the public sewer owing to limited pumping station capacity.</p>
Policy WH5 Objectives	<p>Removed reference to objectives 11 and 13.</p> <p>Policy clauses WH5.10, 17, 18, 19 relocated in a new Policy WH12, hence reference to objectives 11 and 13 is no longer relevant.</p>
Policy WH5 Subtitles	<p>Relocated subtitle <i>Landscape and Settlement Pattern</i> from before clause 1 to after clause 1 Removed subtitle <i>Pre-1900 Buildings</i> Relocated subtitle <i>Built Character</i> to replace <i>Pre-1900 Buildings</i></p> <p>Subtitles of WH5 are amended to be consistent with WH6 and removes unnecessary mention of pre-1900 buildings.</p>
Policy WH5.1	<p>Replaced policy clause WH5.1 with <i>1 The village has a landscape character type of Forest Smallholdings and Dwellings. The majority of Wellington Heath village is in the Malvern Hills AONB where the AONB Building Design Guide[14] applies, but the guidance should be considered relevant for all development in the village. All development proposals should demonstrate that they have positively taken account of all relevant guidance.</i></p> <p>Revised because a small area of the village lies outside the AONB and to achieve a consistent approach in all policies to the applicability of AONB policies both within and in the setting of the AONB.</p>
Policy WH5.2	<p>Replaced Policy WH5.2 with <i>2 New development must be sited so as to maintain the ad hoc settlement pattern of dwellings interspersed with open spaces and must be appropriate in terms of its scale, mass, character and siting within the landscape setting and in relation to neighbouring dwellings. Adverse impact on the amenity of adjoining properties and significant overlooking must be avoided.</i></p>

	<p>A substantial number of parishioners wrote comments indicating support and Natural England, Historic England, CPRE and the Malvern Hills AONB made positive comments about WH5 in general. There is particular support for maintaining the existing settlement pattern, layout and rural character of the village.</p> <p>The AONB Unit noted the absence of any prominent reference to modest scale and simplicity of form / design.</p> <p>Criticism from a few parishioners regarding the description of the character of the village is already covered by line 595 onwards that refers to the loss of character arising from the rapid development after 1960. The perceived change in distinctiveness arising from the growth of vegetation mentioned by a few parishioner is acknowledged, the high hedges and mature trees help to integrate the village with the surrounding landscape which most parishioners appear to appreciate. The text introducing Policy WH5 has been extended (as described above) to better describe local distinctiveness and the evolution of the landscape character.</p> <p>This Policy WH5.2 has been strengthened in response to the apparent support and to address AONB comments. This is also necessary to safeguard the rural environment and locally distinctive landscape following the removal of former Policy WH5.5.</p>
Policy WH5.3	<p>Removed clause WH5.3 which said <i>3 Larger developments should be sub-divided into smaller areas of differing character to respect the clustered settlement and enclosure pattern.</i></p> <p>This clause is no longer required because it is now more appropriately covered by the revised Policies WH5.2 and WH5.14 (now WH5.10).</p>
Policy WH5.4 (Now WH5.3)	<p>Replaced clauses WH5.4 and WH5.5 which now become WH5.3.</p> <p><i>3 The density of housing development varies within the village but small plots and dense development are not characteristic. Development will be supported only where it is demonstrated that the size of plot/garden is appropriate for the landscape setting and the size of dwelling to be located on the plot.</i></p> <p>The consultation revealed a divergence of parishioner views on plot sizes. 43 parishioners supported WH5.4 whilst 5 objected, However twenty parishioners also commented on WH5.4 or WH5.5 indicating differing opinions. There was support for large plots but many comments noted that generous plot sizes could impact on affordability of smaller dwellings and some sought smaller plots/gardens, particularly for older residents and downsizers. Respondents to the Regulation 14 consultation have also pointed out that some, but not all, of the Victoria Row cottages have small plots and they are amongst the older houses in the village. Small plots can therefore be argued to be characteristic, for some small houses. The amendment of WH5.4 recognises that varying sizes of dwelling will have different justifications for size of plot and that lifestyle needs for larger plots are changing. However, there remains a requirement that the plot size must be justified and suited to the landscape setting and character of the village. The revised policy applies to all sites whether allocated or windfall.</p>
Policy WH5.5	<p>Removed clause WH5.5 which said <i>5 Sites created by subdividing existing gardens, should be located and designed to retain the layout and character of the village and to avoid significant overlooking of neighbouring properties. The size of the newly created plots, including that of the existing building must not be less than the average size of the residential plots bordering the sub-divided plot (i.e.: those with a common boundary, which may be across a road or sharing a corner).</i></p> <p>Policies WH5.4 and WH5.5 (now replaced by WH5.3) have been amended to better relate plot size to dwelling size and the landscape setting. 39 parishioners supported WH5.5 whilst 10 objected. The comments were similar in number and nature to WH5.4 but with more concern about the prescription of the policy. The policy defined plot size only in relation to adjacent plots and had no regard to the size of the proposed dwelling or the landscape setting. The AONB also questioned this policy clause and noted that one possible implication is that parts of the village already characterised by dense development and small plot sizes may gain more of the same.</p>
Policy WH5.7 (now WH5.5)	<p>Replaced <i>incorporate</i> with <i>contain</i></p> <p>Replaced <i>maintain</i> with <i>retain features of</i></p> <p>Replaced <i>These proposals should ensure a connection with the surrounding rural landscape</i></p>

	<p>with <i>to ensure a connection with the surrounding rural landscape</i> Replaced <i>use</i> with <i>incorporate</i> before <i>locally characteristic</i> Add <i>such as stone walling</i> after <i>features</i></p> <p>There appears to be good support and relatively few adverse comments about WH5.7. Three parishioners were concerned about the space required for hedging particularly for smaller plots. The policy already uses the word <i>should</i> rather than <i>must</i> which allows planners the necessary discretion. Overall the responses demonstrate clear support for the rural landscape of the village, and collectively, hedged plots are a major element of that landscape. It is accepted that the old enclosure pattern will be changed but retention of important features will reduce the adverse impact.</p> <p>The wording of WH5.7 has been amended because <i>Incorporate</i> better reflects the intention of the policy to use existing features such as <i>enclose boundary markers</i> (e.g. perimeter hedges and trees) which will reduce visual impact and retain a sense of the old enclosure pattern.</p> <p><i>Retain</i> replaces <i>maintain</i>, reflecting the advice of Herefordshire Council regarding WH13. Wording regarding connection with the rural landscape has been simplified for ease of reading.</p> <p><i>Incorporate</i> is a more appropriate word than <i>use</i>.</p> <p><i>Stone walling</i> is mentioned in AONB guidance and although not common in Wellington Heath it was an omission.</p> <p>There is no change to WH5.6.</p>
Policy WH5.8 (Now WH5.6)	<p>Retained <i>6 Gates and fencing should be in keeping with the rustic character of the locality and the landscape setting generally.</i> Removed <i>where fencing is used it should be low and informal.</i> Replaced <i>Urban and industrial forms of fencing and gates, such as concrete and tall, close-boarded fencing, are not appropriate to the rural character</i> with <i>Ornate, decorative, or industrial forms of fencing and gates are not appropriate.</i></p> <p>47 parishioners supported WH5.8 whilst 3 objected. The comments are overwhelmingly supportive, however there are some comments which suggest how the wording could be less prescriptive.</p> <p>The first part sentence of the policy is retained and the subsequent wording is simplified and less prescriptive.</p> <p>Reference to low, tall, concrete and close boarded fencing is removed.</p> <p>The last sentence uses simplified wording.</p> <p>Encouragement is already given in Policy WH5.7 (now WH5.5) to the planting of hedges to reflect the rural nature of the village.</p>
Policy WH5.10 (Now WH12.1)	<p>Added <i>and their occupants</i> Relocated to a new Policy WH12.</p> <p>Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new Policy WH12 and relocated in a new section as suggested by a few parishioners. Additionally WH5.10 interrupts the flow of WH5, hence it is also relocated to the new Policy WH12.</p> <p>The lack of reference to the occupants of the other properties was an omission which is corrected.</p>
Policy WH5.11 (Now WH8)	<p>Removed <i>and the views towards them.</i></p> <p>The few comments made, indicate an acceptance of the policy which is anyway in line with the Core Strategy.</p> <p>Core Strategy Policy LD4 does not specifically protect views towards listed buildings. The main view towards a listed building within the Settlement Boundary which is worthy of protection is the view towards Hope End School House. The local green space designation for the higher portion of Allocated Site 23 achieves this protection.</p> <p>Reference to views is therefore deleted from this policy.</p>
Policy WH5.12 WH5.13 (Now WH5.9)	<p>Replaced and combined former WH5.12 and WH5.13 to read <i>9 The retention of pre-1900 dwellings is supported. The renovation, modernisation, and extension of such dwellings done sympathetically and appropriately is supported. This includes the addition of wall and roof space insulation. When pre-1900 dwellings cannot be</i></p>

	<p><i>economically improved, any replacement should respect the scale and mass of the original building whilst taking into account the National Technical Housing Standards relating to internal space.</i></p> <p>47 parishioners out of 50 supported WH5.12. However some questioned the requirement for a replacement building to be representative of an appropriate pre-1900 form. The AONB was supportive and suggested adding "The scale of such a new property should also be respectful of that which it replaces"</p> <p>The new policy combines the two policies WH5.12 and WH5.13 into one. It firstly supports the retention of pre-1900 buildings and encourages improvement to modern day standards rather than demolition. In the event of replacement it requires the new building to be of similar scale and mass to that it replaces whilst taking into account the National Technical Housing Standards relating to internal space which is consistent with revised Policy WH4.</p>
Policy WH5.14 (Now WH5.10)	<p>Replaced former WH5.14 with <i>10 In general each building must make a positive contribution to local distinctiveness and have its own individual style and design. A small group or a terrace of 3 similar dwellings might be acceptable if they are suited to the landscape setting. Variation of design requires more than slight differences in elevations, fenestration, doors and colour. Rows of individual buildings of standardised design will not be acceptable.</i></p> <p>Herefordshire Council note that WH5 (Development in Wellington Heath Village) is in general conformity but expressed concern that some criteria, particularly W5.14 may restrict the viability of developments. Natural England, Historic England and the CPRE are very positive about the NDP and WH5 in particular and the Malvern Hills AONB is supportive. A few parishioners commented that the policies should more strongly support smaller houses and terrace houses, one parishioner suggested small groups of similar dwellings. NDP questionnaire results did not favour terrace houses (35% for, 50% against), but if the questionnaire had specifically mentioned Victoria Row there may have been greater support for terraced housing. Some parishioners mentioned that urban style housing would be inappropriate.</p> <p>WH5.14 is based on the Herefordshire Landscape Character Assessment and AONB guidance which recommends individual design, however it is now amended to support small terraces or groups suited to the landscape setting. The policy is strengthened to avoid rows of houses of standardised design.</p> <p>Regarding viability, all owners of the allocated sites have responded to the consultation, and are applying for planning permission or have engaged positively with the NDP Working Group; all are expected to proceed with development and the housing target for Wellington Heath is likely to be exceeded.</p>
Policy WH5.15 (Now WH5.11)	<p>Introductory clause of WH5.15 is amended, replacing <i>blend into</i> with <i>integrate with</i></p> <p>This change was suggested by the AONB and a parishioner.</p> <p>A few parishioners questioned why it is necessary to repeat AONB design guidance in the NDP policies; it is understood that guidance will have a lesser weight than NDP policies. The NDP policies are not intended to only represent the views of parishioners but must also take account of the views of stakeholders and issues of conformity with national and Herefordshire Council's planning policies. Herefordshire Core Strategy stresses the importance of local distinctiveness, especially in AONBs, AONB guidance is enshrined in NDP policy only where appropriate and is considered particularly important..</p>
Policy WH5.15.1 (Now WH5.11.1)	<p>Replaced former WH5.15.1 with <i>11.1 Developments which incorporate visual design cues (including modest scale and simple form) and materials (including clay tile, slate, stone, hand made bricks and timber framing) similar to those from pre-1900 buildings are preferred.</i></p> <p>40 parishioners supported this policy and 7 objected. Those who objected often interpreted the policy to be more restrictive than is intended with remarks like "replacement pre 1900 style" whereas others made remarks like "If these cues are followed houses will fit in with their environment without being pre-1900's style". The distinctive character of Wellington Heath village described in the Herefordshire Landscape Assessment and AONB guidance was established in the era before widespread use of mechanised transport and production, with consequent use of locally available materials. More recently decades of planning in the</p>

	<p>absence of guidance and policies on local distinctiveness have eroded the character. Design features of the older dwellings contribute to local distinctiveness and the character of the parish. WH5.15.1 does not seek to create “pastiche” design of new dwellings but simply picks up design cues from older dwellings, this has been clarified by inserting the word <i>visual</i>.</p> <p>The “pre 1900” criteria was queried by a few parishioners and the AONB questioned the omission of “modest and simple design”, two parishioners queried departure from AONB terminology. The policy is amended to better reflect the key elements of AONB guidance on design and materials.</p> <p>Historic, old and other terms have been considered as alternatives to “pre-1900” but were thought to be insufficiently clear, the term “pre-1900” is also used in the Appendix 3 Photographic Guide to Wellington Heath village and is an essential link between WH5 and the Photographic Guide.</p>
Policy WH5.15.2 (Now WH5.11)	<p>Replaced <i>blend into</i> with <i>integrate with</i></p> <p>Policy wording replaces “blend” by “integrate” as proposed by the AONB. 44 parishioners supported this policy and 2 objected. Of the supportive comments 7 emphasised that designs should blend in whilst 2 would prefer to relax or remove that aspect of the policy.</p> <p>A few parishioners interpreted WH5.15.1 and WH5.15.2 as competing alternatives which is not the case, they are complimentary.</p>
Policy WH5.15.3	<p>Removed WH5.15.3</p> <p>WH5-15-3 (roofs) attracted few comments. Two parishioners would prefer to relax this policy. The policy is therefore simplified and combined with WH5-15-1 and WH5-15-4.</p>
Policy WH5.15.4 (Now WH5.11.3)	<p>Added <i>and roofs should have a non reflective finish</i> Removed <i>Brilliant white should be avoided</i>.</p> <p>The finish of roofs was previously covered in WH5.15.3 which is now removed and the essential aspect of that policy relating to roofs is transferred to this policy clause in less prescriptive form.</p> <p>Reference to brilliant white in WH5.15.4 received adverse comments from 2 parishioners. Reference to the AONB Colour Guide is sufficient and hence reference to brilliant white is removed.</p>
Policy WH5.16 (Now WH5.12)	<p>Replaced <i>design</i> with <i>proposal</i> Replaced <i>and demonstrate a strong sense of unity</i> with <i>, design and scale of the parent building</i>.</p> <p><i>Proposal</i> replaces <i>design</i> to make it clear that a proposal should contain sufficient detail to judge its suitability.</p> <p>One parishioner sought clarification of the term “unity”; it is replaced by “scale and design” suggested by the AONB.</p>
Policy WH5.17 and WH6.16 (Now WH12.2)	<p>Policy clause moved to new Policy WH12. Replaced <i>avoid</i> with <i>prevent before run-off</i>. Added <i>; the techniques of Sustainable Drainage Systems (SuDS) are supported. No surface water is to be discharged into the foul sewer. New development must be designed to avoid increased storm water flooding and take account of prevailing ground conditions</i>. Associated introductory text is also moved to accompany the relocated policy.</p> <p>Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new WH12 and relocated in a new section as suggested by a few parishioners.</p> <p><i>Prevent</i> is a more appropriate term than <i>avoid</i>.</p> <p>In response to the comments from Severn Trent about capacity of the pumping station the surface water policy is strengthened, and as CPRE suggest the policy includes reference to Sustainable Drainage Systems.</p>
Policy WH5.18 and	<p>Policy clause moved to new Policy WH12. Policy clause not altered.</p> <p>Policies WH5 and WH6 have similar sections on Water, Waste and Light Management;</p>

WH6.17 (Now WH12.3)	these are combined in a new WH12 and relocated in a new section as suggested by a few parishioners. The policy clause is unchanged.
Policy WH5.19 and WH6.18 (Now WH12.4)	Policy clause moved to new Policy WH12. Added <i>including that produced by The Commission for Dark Skies, after good practice.</i>
	Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new WH12 and relocated in a new section as suggested by a few parishioners. A few parishioners proposed reference to Dark Skies, the wording suggested by the AONB has been included.
s9.4.2 Title L640	Removed <i>Pre-1900 Buildings and.</i> To make text heading consistent with heading in Policy WH6.
s9.4.2 L643	Added <i>former</i> before <i>smallholdings</i> To clarify that agricultural smallholdings are no longer a significant part of the local economy but are nonetheless a feature of the enclosure pattern.
s9.4.2 L646	Removed <i>Rubble stone or red brick plinths and large exterior chimney breasts are a feature of some pre-1900 buildings.</i> Rubble stone or red brick plinths and large exterior chimney breasts are features of only some of the landscape types, the sentence is therefore removed. The features of all the landscape types are described in the AONB guidance documents.
s9.4.2 L657	Replaced <i>special</i> with <i>specific.</i> Word corrected.
s9.4.3 Title L660 to L668	Title of para removed. Relocated to new section 12.1 the first paragraph L661 <i>The lower parts of the parish around the River Leadon are in flood zones categorised 2 and 3. Along Hollow Lane at Priors Court, the road is closed about once a year and vehicles are sometimes damaged by water.</i> Relocated the second paragraph L664 to end of section 9.4.1 <i>The steep terrain presents prominent slopes and ridge lines which are particularly important features of the landscape both in local, near-distance views and in long-distance views into the parish. The latter are from the Malvern Hills and the British Camp ancient monument and from the west where Wellington Heath is the sloping foreground of the Malvern Hills AONB (see 12.3 - Viewpoints and Ridgelines).</i>
	Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new WH12 and relocated in a new section as suggested by a few parishioners. Associated introductory text is also moved to accompany the relocated policy.
Policy WH6 Title	Added <i>and in the.</i> English and readability improved.
Policy WH6 Objectives	Removed reference to objectives 2, 11, 13. Added reference to objectives 4, 6. Policy clauses WH6.16, WH6.17, WH6.18 have been relocated to new Policy WH12 and the referenced objectives have been corrected accordingly. Some references to objectives were incorrect, they are amended.
Policy WH6.1	Added reference to Core Strategy policies RA3, RA5, RA6. Herefordshire Council noted that the Herefordshire Core Strategy policies mentioned in this policy were incomplete. All the relevant policies have now been added.
Policy WH6.2	Added <i>AONB Colour Guide</i> and <i>AONB Keeping Horses Guide.</i> Replaced <i>is informative</i> with <i>are considered relevant.</i> Herefordshire Council commented that a relevant AONB guide was omitted. Horse Keeping

	and Colour Guides are added and detailed wording about applicability outside the AONB is amended for consistency across the NDP policies.
Policy WH6.4	<p>Removed <i>Ancient</i> before <i>woodland</i>. Removed <i>and</i>. Replaced <i>maintained</i> with <i>retained</i>.</p> <p>Ancient woodland has a specific technical meaning which was not intended, the word "ancient" is therefore deleted. <i>Retained</i> replaces <i>maintained</i> to be consistent with changes made to other policies in accordance with Herefordshire Council comments.</p>
Policy WH6.5	<p>Replaced <i>5 Native vegetation should be used to minimise the visual effects of development and intensive land use.</i> with <i>5 Locally characteristic native vegetation may be used used to help integrate new development with the landscape. Planting should not be used to screen or hide development or land use which would otherwise be unacceptable.</i></p> <p>Amended as suggested by the AONB.</p>
Policy WH6.6	<p>Removed <i>and</i>. Added <i>Where they are essential they should integrate with the landscape.</i></p> <p>Parishioners pointed out an editorial error, "and " is deleted. Original policy was too restrictive, hence a second sentence is added "Where they are essential they should integrate with the landscape."</p>
Policy WH6 Subtitle	<p>Replaced subtitle <i>Pre-1900 Buildings and Built Character</i> with <i>Built Character</i></p> <p>Removes unnecessary mention of pre-1900 buildings which was not relevant to most of the following clauses.</p>
Policy WH6.7	<p>Replaced former Policy WH6.7 with <i>7 Listed buildings and their settings must be carefully protected in accordance with Core Strategy^[2] Policy LD4.</i></p> <p>Protection of settings of listed building is in the Core Strategy but views are not, reference to view is therefore removed.</p>
Policy WH6.9	<p>Replaced <i>9 Alterations and extensions must respect the scale of the parent buildings in terms of plan, form, and height</i> with <i>9 Where planning applications are required for alterations, extensions, or ancillary buildings, the proposal should respect the landscape setting, design and scale of the parent building.</i></p> <p>The policy clause is amended to be consistent with the equivalent clause in the revised WH5.</p>
Policy WH6.11	<p>Removed <i>should be adequately screened, and</i>. Replaced <i>natural colours such as soft greens, browns, and greys</i> with <i>colours complementary to the local landscape</i>. Replaced <i>impression</i> with <i>look</i>.</p> <p>Wording amended along the lines suggested by the AONB. <i>Look</i> is a more appropriate word than <i>impression</i> .</p>
Policy WH6.14	<p>Replaced former WH6.14 with <i>14 Gates and fencing should be in keeping with the rustic character of the locality and the landscape setting generally. Ornate, decorative, or industrial forms of fencing and gates are not appropriate.</i></p> <p>Amendment was prompted by a parishioner comment that low fencing may not be suitable for some developments and to be consistent with the revised Policy WH5.</p>
Policy WH6.15	<p>Added <i>visual</i> before <i>setting</i> in first bullet point. Removed <i>Designated Green Spaces</i>. Added <i>or after Leadon</i>. Added <i>flood risk</i>.</p> <p>Visual added to qualify the aspect of the setting which is important. Reference to designated green spaces deleted because they are all inside the settlement boundary. Flood risk was previously omitted in error and the flood risk zone around the river Leadon is adjacent to polytunnels which shed rain water more quickly than the soil they cover.</p>

Policy WH6.16 WH6.17 WH6.18	Replaced Policies WH6.16, WH6.17, WH6.18 with new Policy WH12 derived from WH5. Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new Policy WH12 located in a new section as suggested by a few parishioners. See the alterations to the WH5 policies for details.
s9.5 2 nd line L678	Removed <i>together with the likely period of delivery</i> Estimates of the likely delivery period have proved to be unreliable and are therefore removed.
s9.5 Table L679	Details of Allocated Sites for Housing Development updated for sites 19a south and 23. Removed column for <i>timescale of development</i> . Updated to reflect the revised allocated sites policies WH7 and WH9 particularly regarding housing mix, reference to detached deleted. Assessment of timescales for development have proved to be inaccurate. Planning permissions are likely to be a more accurate indicator, site 21 has permission granted, sites 19a south and 19a north have current planning applications. However planning approval status is not included in the NDP because decisions on these planning applications are imminent.
s9.5 L681	Added <i>known before windfall</i> . Replaced 35 with 37. Removed <i>slightly before above</i> . Unknown windfalls cannot be quantified. Windfall builds and planning permissions granted have increased since the Reg 14 draft of the NDP. The number of approved windfalls is now significantly above the housing target and more than the number preferred by the community, therefore the word <i>slightly</i> is no longer appropriate.
s9.5 L691	Added <i>and take account of the recommendations of the Landscape Sensitivity and Capacity Assessment</i> . Clarifies that it is the LSCA which recommends low density on site 19a south.
s9.6 L719	Added <i>being designated as before Local Green Space</i> . Clarification required that these are to be formally designated.
S9.6 L747 & L748	Replace in 3 instances <i>houses</i> with <i>dwellings</i> . To avoid conflict with revised policy.
Policy WH7	In title and clauses of Policy WH7 replaced <i>19s South</i> and <i>19a North</i> with <i>19a south</i> and <i>19a north</i> . Also applied this standard terminology throughout the document. To ensure the same terminology is used throughout for these allocated sites.
Policy WH7.3	Added <i>or a mix of the two after bungalows</i> . To support more variety of housing provision and variety of design within the constraints of the Landscape Sensitivity and Capacity Assessment and density parishioners indicated in the consultations.
Policy WH7.4	Removed <i>or perhaps split level houses</i> . Split level houses can be misinterpreted. The intention was for bungalows and split level merely acknowledged that they may be built into the sloping ground, the removal of the wording does not detract from that intention.
Policy WH7.6	Replaced <i>forwards</i> with <i>in a forwards direction</i> . To standardise terminology.
Policy WH7.7	Added <i>an area designated as before Local Green Space</i> . To clarify that the Local Green Space is to be formally designated.
Policy WH9.3	Replaced <i>up to six 2-bedroomed dwellings</i> , with <i>4x 3 bedroom and 2x 2 bedroom dwellings, a total of 6</i> .

	To be consistent with revised Policy WH4 which defines housing mix and in line with the evidence of the Local Housing Market Assessment for the Ledbury (Rural) Area.
Policy WH9.5	Replaced <i>forwards</i> with <i>in a forward direction</i> . To standardise terminology.
Policy WH9.6	Replaced <i>designated</i> with <i>an area designates as</i> . To clarify that the Local Green Space is formally designated.
Policy WH10 Objectives	Added reference to objective 8. Added following review of all objectives referenced in policies.
Policy WH10.3	Replace former WH10.3 with 3 <i>Home extensions, alterations or conversions to facilitate home working will be supported providing that their use and operation is compatible with their location, in accordance with the Herefordshire Core Strategy Policy E3</i> . Herefordshire Council commented on inconsistency with the Herefordshire Core Strategy policy, therefore the policy is amended.
s11 L880 Policy WH11.1	Added <i>There is sufficient space in the cemetery to meet anticipated demand until at least 2060, therefore no additional space will need to be reserved during the NDP period up to 2031</i> . Removed former Policy WH11.1 Specific enquiries with the church authorities were made recently and the text is updated accordingly. The policy clause regarding cemetery extension is not necessary in the plan period up to 2031 and is removed.
s11 L887	Replaced whole subparagraph <i>Facilities and services which are particularly inadequate at the time of writing are broadband and mobile phone services, and a safe and suitably surfaced walking and cycling route from the village of Wellington Heath to Ledbury. The Memorial Hall car park is inadequate for some events and parking overflow will become more frequent as new houses are built; there is little scope for increasing the parking area. Enhancing the footpath network is therefore an important element of reducing this requirement for parking and is described in section 13.2 - New footpaths.</i> With itemised format and updated information <i>Examples of possible community infrastructure projects which may be supported by the financial and other resources from development (set out in policy WH11.1) are :-</i> <i>1 improvement of telephone land-line, broadband and mobile telephone services.</i> <i>2 creation of a safe, all-weather surfaced, walking and cycling route from Wellington Heath village to Bromyard Road in the vicinity of the railway station, in a style appropriate to the rural setting in the Malvern Hills AONB.</i> <i>3 improvement of the footpath network to better separate pedestrians from traffic, to improve pedestrian access to local facilities (including The Memorial Hall, The Farmers Arms, Pool Piece and Christ Church) and to create missing links between footpaths.</i> <i>4 extension, improvement, remodelling, or enhancement of The Wellington Heath Memorial Hall and its car park. The car park is inadequate for some events and parking overflow will become more frequent as new houses are built. There is little scope for increasing the parking area, therefore enhancing the footpath network is important and is described in section 13.2 - New footpaths.</i> <i>5 provision of amenity green space.</i> <i>6 a community playing field.</i> <i>7 improvements to facilities related to public transport.</i> Examples of possible infrastructure improvement projects are now shown in itemised format in the supporting text which is more readily interpreted alongside the policy.
Policies WH11 WH12	Replaced and combined former policies WH11 Improvement of Community Facilities and WH12 Retention of Community Facilities with a revised combined policy <i>Policy WH11 - Improvement and Retention of Community Facilities (Relevant to achievement of Objectives 6, 7, 10, and 12)</i> <i>1 New developments will be expected to support the enhancement of community</i>

	<p>infrastructure and facilities by sharing resources such as green space or other land or equipment. Financial benefits to the Parish Council derived from a Community Infrastructure Levy or other financial contributions arising from the planning process will be used to maintain, provide and improve community facilities and infrastructure.</p> <p>2 Development that fails to adequately protect or that seeks to change the use of an existing community facility will not be acceptable. The community facilities covered by this policy include :-</p> <p>1 The Farmers Arms public house which will be retained unless it can be demonstrated that it is no longer required or viable, and has been marketed for community use without success;</p> <p>2 the parking area at the Farmers Arms;</p> <p>3 Wellington Heath Memorial Hall;</p> <p>4 Christ Church;</p> <p>5 Wellington Heath cemetery;</p> <p>6 footpaths and byways;</p> <p>7 Pool Piece and The Plecks public green spaces;</p> <p>8 The Ledbury Allotment Association allotments at Burtons Lane.</p>
	<p>The combined policy is more readily understood. Possible future infrastructure improvements are not appropriate to a policy; they are more suitably located in the supporting text.</p> <p>Herefordshire Council commented on the retention of The Farmers Arms and the policy has been revised in accordance with Herefordshire Core Strategy policy.</p> <p>Parishioners commented that some community facilities were missing from the list of protected facilities. Missing facilities which have been added to the list of protected facilities as follows</p> <p>3 Wellington Heath Memorial Hall;</p> <p>4 Christ Church;</p> <p>5 Wellington Heath cemetery;</p> <p>7 Pool Piece and The Plecks public green spaces (Parish Council owned)</p> <p>8 The Ledbury Allotment Association allotments at Burtons Lane.</p>
s12.1 L910 Policy WH12	<p>Policy WH12 is vacated following the combination of policies WH11 and WH12. Relocated policies WH5.10, WH5.17 to 19 and WH6.16 to 18 to new Policy WH12. Associated introductory text is similarly relocated to para 12.1. Alterations to these policies and associated text are recorded against their original policy, section and line numbers.</p>
	<p>Policies WH5 and WH6 have similar sections on Water, Waste and Light Management; these are combined in a new WH12 and relocated in a new section 12.1 as suggested by a few parishioners. Additionally WH5.10 interrupts the flow of WH5, it is also relocated in the same policy. The introductory text is similarly relocated.</p>
Policy WH13	<p>Replaced <i>maintain</i> with <i>retain</i> Added <i>and help to connect before existing wildlife habitats</i></p>
	<p>Herefordshire Council and the AONB suggested replacing <i>maintain</i> with <i>retain</i>. Policy strengthened as Policy WH13.1 in response to parishioner comment and wording suggested by the AONB.</p>
Policy WH13 New clause	<p>Added new policy clause 2. <i>Development proposals must specify how wildlife and flora associated with the site are to be protected during the course of works.</i></p>
	<p>In response to a parishioner comment, a policy protecting wildlife and flora has been added.</p>
Map 6 L 967 s12.3.3 L989 L1000	<p>Added <i>Sensitivity and Capacity</i></p>
	<p>Corrected name of LSCA report.</p>
s12.3.3 L985	<p>Replaced <i>particularly</i> with <i>especially</i>.</p>
	<p>Improved document flow suggested by Parish Council document reviewer.</p>

s12.3.3 L998	Added <i>In November 2017 this build is nearing completion.</i> Added <i>In November 2017 outline planning permission 172015 was granted at Ochre Hill ridge immediately outside the settlement boundary shown on Map 4 – Wellington Heath Village Policies Map.</i>
	Planning permission and construction status updated to reflect the position in November 2017.
Policy WH14 Objectives	Added (<i>Relevant to achievement of Objectives 1, 3, and 8</i>). Corrected omission of reference to objectives.
Policy WH15.3	Added the names of AONB renewable energy guidance documents in addition to their references To make the meaning more readily understood.
s12.4 L1026	Replaced <i>policies seek</i> with <i>policy seeks</i> This refers to only the following Policy WH15 which should therefore be singular.
s12.4 L1017 Policy WH15.4	Added (<i>up to about 50kw</i>) after <i>small scale</i> . Former WH15.4 replaced by <i>4 Large wind turbines (those of 50kW or more) are not considered appropriate within or adjacent to the Malvern Hills AONB or the landscape of the parish generally and will not be supported. Proposals for any wind turbine that requires planning permission must demonstrate how the installation integrates with the landscape and has no detrimental impact upon other properties or the amenity of their occupiers.</i>
	Noting the Herefordshire Council comments, Policy WH15.4 is clarified; detailing the maximum size wind turbine consistent with Malvern Hills AONB guidance. The policy has also been reviewed and updated in the light of AONB advice to emphasise integration with the landscape.
s13 Title L1028	Inserted <i>for</i> in <i>Policies for Footpaths and Vehicle Access</i> . For consistency with other main headings.
s13.2 L1075 s13.3 L1102 L1109	Added <i>walking before route</i> . To clarify the nature of the route.
S13.3 L1092	Replaced <i>on Beggars Ash Lane</i> with <i>on the lane to Beggars Ash (C1172)</i> . The name of the Lane is uncertain, it is therefore replaced with a description and its official designation number.
s13.3 L1098	Replaced <i>we</i> with <i>Wellington Heath Parish Council</i> before <i>shall</i> . Clarification.
Policy WH17 Title	Capitalised words in title. To be consistent with other policy headings as advised by a parishioner.
Policy WH17.2	Replaced <i>forward</i> with <i>forwards</i> . For consistency with other policies.
Policy WH17.3	Replaced <i>encompass the following</i> with <i>apply these</i> before <i>principles</i> . Clarification of the policy.
Policy WH17.3.1	Replaced <i>emulated</i> with <i>reflected</i> . Emulation implies precise replication of another lane which is not appropriate.
Policy WH17.3.2	Added <i>trees</i> . Replaced <i>or</i> with <i>and</i> before <i>the landscape</i> .

	Omission of trees corrected. Word error corrected.
Policy WH17.3.4	Replaced <i>blend</i> with <i>integrate</i> . Revised in response to AONB comment.
Policy WH17.3.5	Replaced <i>Surface water run off to the highway must not arise</i> with <i>There must be no surface water run off to the highway or adjacent land</i> . Amended owing to increased concern about surface water drainage following Severn Trent advice that only foul flows should enter the public sewer owing to limited pumping station capacity.
Policy WH17.3.7	Replaced <i>A minimum of</i> with <i>At least</i> . Replaced <i>does</i> with <i>will</i> . Italic typeface changed to plain type face. Clarified wording.
s14 L1126	Former section heading and introductory text removed and replaced with <i>14 Policy for Phone and Broadband services</i> <i>The parish of Wellington Heath is not well-served by telephone landlines, high speed broadband, or reliable mobile telephone signal. The number of lines for data and telephone services is limited, and Internet speed is unacceptably slow in many areas. The nearest fibre enabled connection cabinet to the parish is at the junction of Bromyard Road at Beggars Ash and consequently Wellington Heath has very poor broadband speeds. This has a detrimental impact on both local businesses and home users. Herefordshire's "fastershire" website confirms that Wellington Heath parish will be included in the second phase of planned improvements of fibre broadband services. Developers will be expected to anticipate future fibre-to-the-property services by installing appropriate underground ducting to the boundary of new premises. The community consultation exercise revealed that people would be prepared to accept a discretely designed and located mobile telephone mast to significantly improve the coverage of good strength mobile telephone signals.</i> This section said nothing of substance about utilities other than communications, hence it has been more clearly focused on Phone and Broadband services. The introductory text has the same intent as the original text. However it has been brought up to date with the arrival of some limited 4G mobile service provision and the inclusion of Wellington Heath in the Herefordshire's fastershire phase 2 project.
Policy WH18	Policy clause removed and replaced with <i>1 Erection of a mobile phone mast that improves coverage and services to the parish of Wellington Heath will be supported. The mast must be integrated within the landscape and there must be no detriment to the amenity of existing properties or to key views identified in Map 6 – Key Views.</i> <i>2 A significant improvement to broadband services and internet connection is of major importance across the parish and development proposals should make provision to enable connection of such services by the laying of suitable underground ducting from the site boundary to the dwelling or primary building to be constructed.</i> Re-statement of precise policy clause for a mobile phone mast. A policy clause supporting broadband has been added as suggested by a parishioner and consistent with the service which fastershire phase 2 is expected to deliver.
s15 L1161	Removed <i>Guidance on the nature and frequency of monitoring and review is awaited from the Government. However.</i> Removed <i>In addition, a review of the NDP will take place every five years during the plan period. Monitoring will cover the number, type and size (in terms of bedrooms) of new dwellings delivered annually in order to ensure that housing growth target required by Core Strategy^[2] Policy RA2 is achieved. Other policies which become of special interest will also be monitored together with the potential impact of legislative changes.</i> Added to Monitoring and Review section <i>The capacity of the Wellington Heath village sewage pumping station may be a constraint on further development and should be reviewed if more than 30 additional dwellings are</i>

	<p><i>connected.</i></p> <p>Government guidance on review of NDPs now advises that amendment of NDPs will require the NDP process to be repeated. Added a reminder for the Parish Council about pumping station capacity in response to the advice provided by Severn Trent at the Reg14 consultation.</p>
s16 Item 25 Item 26	<p>Added <i>Sensitivity and Capacity.</i></p> <p>Name of LSCA report corrected.</p>
Appendix Title page L1182	<p>Removed <i>Regulation 14 Draft.</i></p> <p>This NDP has passed Reg 14 stage.</p>
s20.2 L1359	<p>Replaced “<i>Scots Pines</i>” with “<i>Corsican Pines</i>”.</p> <p>Tree species corrected as advised by a parishioner.</p>
Appendix3 s20.6.1.1 L1609	<p>Added (<i>the first two being linked detached</i>)</p> <p>Factual correction as advised in the comments from a parishioner.</p>
Appendix3 s20.6.3.1 L1649	<p>Replaced <i>The site previously contained a small cottage fronting Church Lane opposite the Oak Tree; the development was controversial at the time concerning the proposed density, the size of units, and the design. Since then, vegetation has softened the impact of the development and it has become more accepted. The red brick and glass walls and very shallow hipped roofs with bow windows and wrap-around balconies were a substantial departure from the more common style of house in the village prior to this and so it became a precedent development to a more radical architecture of the 21st century.</i> With <i>The large plot previously contained a small cottage fronting Church Lane opposite the Oak Tree. The development was a departure from the more common style of house in the village prior to this with the houses built on small plots with red brick and glass walls and very shallow hipped roofs with bow windows to two of the houses and wrap-around balconies. The houses cannot be regarded as typical or distinctive to Wellington Heath.</i></p> <p>Whilst it is a fact that Oak Tree Close was a controversial development in 2006 some other new developments have also been controversial. It is appreciated that making this point now is of concern to the residents as reported in their comments. The text has therefore been revised.</p>
Appendix3 s20.8 L1714 to L1717	<p>Added <i>including recommendations regarding local green spaces:</i></p> <p>Replaced first bullet point <i>The tree line should be reinstated at the top of the ridge in Parcel 19aNorth.</i> with <i>The tree line should be reinstated at the top of the ridge in Parcel 19a north and maintained at the top of the ridge in parcel 19b. In order to protect the views of the ridgeline from the west any development should be restricted to lower levels with the upper parts of 19a north and 19a south being designated as local green space.</i></p> <p>After <i>The green space in the centre of the village behind the pub should be preserved</i> added as <i>local green space as should all the green spaces in the village including Pool Piece and The Plecks.</i></p> <p>After <i>The setting of the Grade II Listed School House should be preserved by maintaining the green space at the top of Parcel 23.</i> added as <i>local green space.</i></p> <p>As suggested by a parishioner the main local green spaces are now mentioned for completeness regardless of formal designation.</p>

Wellington Heath Neighbourhood Development Plan

Consultation Statement Schedule 4

Wellington Heath Neighbourhood Development Plan Working Group



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Working Group Bulletins

This Schedule contains copies of the Working Group Bulletins distributed to all parishioners with the quarterly newsletter since May 2015. These bulletins were the only communications regularly delivered by hand, to every home in the parish, thereby ensuring that all the parishioners were informed of each stage of the development of the Wellington Heath Neighbourhood Development Plan. The latest bulletin (No.11) was issued in November 2017. A further bulletin is scheduled for February 2018.

Working Group Bulletin 1

The plan and how it will be developed

What is a Neighbourhood Development Plan?

The Government has reformed the planning system to enable local people to have more say in determining planning policy for their local area by developing a Neighbourhood Development Plan. A Plan will allow us to set out a vision for the future of Wellington Heath and to specify planning policies for the use and development of land. This can include choosing where new homes, leisure facilities, shops or other businesses should be built and influencing the design of buildings. Plans will, however, need to conform to Herefordshire Council and National planning policies and guidance and meet the Neighbourhood Planning Regulations. Once the Neighbourhood Development Plan has been adopted Herefordshire Council must take it into account when determining planning applications. It is important to note that plans should focus on guiding development rather than seeking to prevent it.

Who can produce a Neighbourhood Development Plan?

Within Herefordshire, only parish/town councils are able to produce Neighbourhood Development Plans for their area. The parish/town council can enlist help from members of the local community but only the parish council can make a Neighbourhood Area application and submit the relevant draft documents to Herefordshire Council for consideration.

Why can't we use the Parish Plans?

The Parish Plans contain much useful information about what parishioners want in the Parish, however they are **not** legally binding documents. This means that Herefordshire Council do not need to take them into account when determining planning applications. A Neighbourhood Development Plan (once approved) will be legally binding and must be taken into account.

How will "The Wellington Heath Neighbourhood Development Plan" be developed?

The Parish Council have formed a Working Group to help them develop the neighbourhood plan. The people currently on the Working Group are listed at the end of this bulletin, together with their contact details. Please feel free to contact anyone on the Working Group if you require further information.

The general process recommended by Herefordshire Council for the development of a Neighbourhood Plan, which the Working Group are following, is shown in the following diagram.

Neighbourhood Plan Development Process	
1. Getting Started	<ul style="list-style-type: none"> • Get the community on board • Establish a team which could include members not on the parish council • Define your Neighbourhood Area and submit to Herefordshire Council • Develop a project programme for developing the plan • Develop a communication plan
2. Developing Vision and Objectives	<ul style="list-style-type: none"> • Review available evidence • Gather together information • Identify the areas strengths and weaknesses • Review the Herefordshire Local Plan – Core Strategy policy for your area • Draft a vision and objectives • Consult the wider community on the proposed vision and objectives
3. Develop the Plan	<ul style="list-style-type: none"> • Develop policies • Develop an implementation and monitoring plan • Finalise the draft Neighbourhood Development Plan • Check conformity of the plan with the Herefordshire Local Plan – Core Strategy and national policy • Consult the wider community on the draft plan
4. Independent Examination	<ul style="list-style-type: none"> • Submit the final plan and supporting documents to Herefordshire Council • Herefordshire Council will arrange the independent examination • Appointment of an inspector • Inspector's report published
5. Referendum	<ul style="list-style-type: none"> • Herefordshire Council will arrange a local referendum
6. Adoption	<ul style="list-style-type: none"> • If the referendum shows community support, then the Neighbourhood Development Plan will be adopted by Herefordshire Council

Simply put, the idea is to specify in general terms what people in the Parish want Wellington Heath to look like over the planning period (up to 2031): This is **The Vision**.

Next **Objectives** are specified which need to be met to achieve the vision. For example one objective could relate to housing and could be as follows:

A suitable mix of housing types and tenure should be available to meet the accommodation needs of the community. Housing growth should be limited to specifically allocated sites in or immediately

adjoining the village or to small 'windfall sites' and constrained in number to accord with the policies of the Herefordshire Core Strategy.

So objectives are general statements about what we want to achieve in relation to specific topics. Other objectives could relate to open spaces, or businesses etc.

The final step is the development of detailed **Policies** which relate to each objective. For the housing objective a policy could specify the locations where new building will be permitted. In general several policies will be developed for each objective.

The **most important element** of plan development is to actively engage with the local community throughout the plan preparation and decision making processes.

How will the Working Group involve the local community?

The Working Group will use a number of methods to involve the local community but the prime means of communication will be by means of Working Group Bulletins, of which this is the first example.

Bulletins will be printed and distributed to each house in the Parish. Providing printed material to each house is the only way the working group can guarantee to reach all parish residents as some households do not have access to the internet.

Bulletins will also be posted on the new Wellington Heath Neighbourhood Development Plan Website: <https://sites.google.com/site/whnpwg/> which will also contain other information about neighbourhood planning. This website can also be reached from the Parish Website <https://sites.google.com/site/wellingtonheath/> by going to the Parish Council drop down menu and clicking on Neighbourhood Development Plan.

Bulletins will provide information about what the Working Group is doing or has produced but will sometimes contain questionnaires to gather your views on specific topics.

Questionnaires on the Neighbourhood Development Plan Website will also be used if you prefer to use electronic means of communication.

In addition you can provide your views to the Working Group at any time by using the working group e-mail address: wheathnpwg@gmail.com

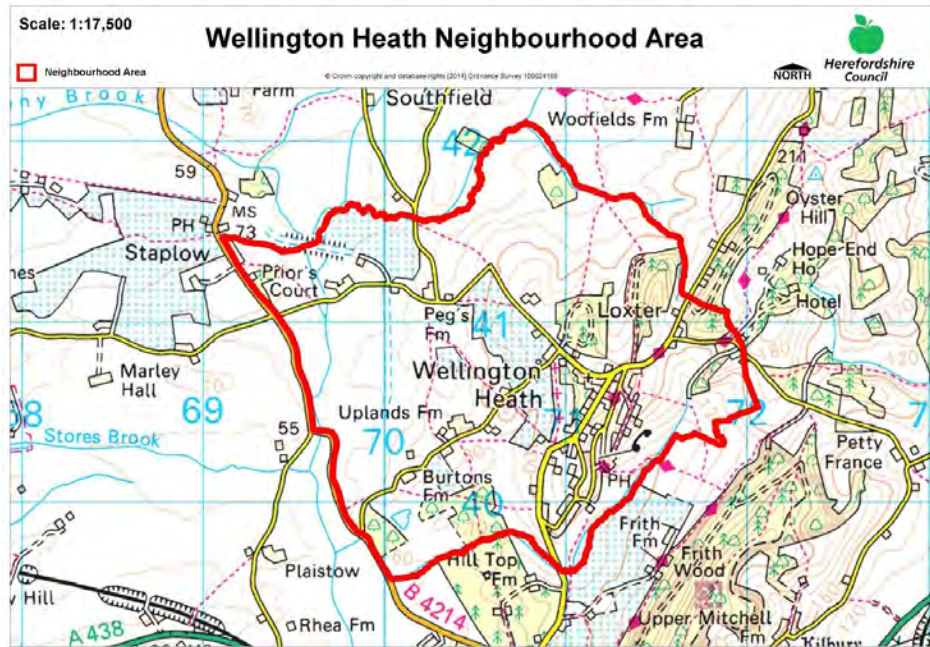
The Parish Notice Boards and the Ledbury Reporter "Village News" will not be used to post Working Group Bulletins as they are not suitable for displaying large amounts of information. However they will continue to be used to announce meetings or other events.

When plan development requires the active involvement of groups of parishioners the Working Group will use the following:

- **Public Meetings** where members of the Working Group will provide briefings on specific topics and parishioners will be able to ask questions.
- **Public Exhibitions** where information will be displayed on maps or posters at the village Memorial Hall for all or part of a day and parishioners will be able to provide their views by filling out comment cards.
- **Workshops** where parishioners with particular expertise or interest in a planning topic will be invited to working sessions to develop ideas and hence planning policies.
- **Discussions** with individual members of the parish to gather detailed information on specific topics. For example discussions will be held with landowners owning land which could be considered for housing development.

What area will be covered by the plan?

For Wellington Heath the Neighbourhood Area is defined by the existing Parish Boundaries.



What stage in the planning process have the Working Group reached?

The working group have almost completed the “Getting Started” section of the planning process and have started on Stage 2 “Developing Vision and Objectives”. A draft Vision statement has been developed which is attached to this bulletin and on which your views are requested. Further regular consultation with Parishioners will take place as the plan is developed.

Who is a member of the Working Group and how is it structured?

The Working Group structure is shown in the following diagram.



A small Project Planning Group will guide the progress of the work and will liaise with the Parish Council. The main Working Group has a Chairman, Secretary and Financial Controller and has been split into a number of subgroups focused on specific topics.

The following table shows the members of the Working Group, as of April 2015, their responsibilities and contact details. Please note that membership of the Working Group may change as Neighbourhood Planning progresses.

ROLES	WHO	TELEPHONE
WG Chairman	Peter Constantine	633916
Financial Controller	David Williams	636877
Secretary	Frank Rozelaar	631187
WG Minutes Secretary	Norman Brown	633135
PROJECT PLANNING GROUP		
Project Leader & Secretary	Frank Rozelaar	631187
Member	Colin Davis	630267
Member	Richard Hurley	633230
Member	David Williams	636877
SUBGROUP		
Landowner Liaison	Peter Constantine	633916
Landscape	Richard Hurley	633230
Utilities drainage	David Evans	632644
Utilities broadband	Patrick Adams	634793
Design	Andy Sims	634303
Public Amenities	David Darwood	634020
Business & Tourism	Tony Cooke	635433
Transport	Gordon Kirk	670287
History and Context	Heloise Tierney	634062
Editor / Author	TBD	
Compliance	Colin Davis	630267
Data Review	Colin Davis	630267
Mapping and GIS	Andy Sims	634303
Communication	Mike Bain	637316
Consultation	Mike Bain	637316
Grants	David Darwood	634020
Watch other NDPs	David Williams	636877

A Vision for Wellington Heath to 2031

(Vision V06)

Our vision is for Wellington Heath Parish to retain its rural character, with a principal village of narrow lanes and paths and an ad-hoc settlement pattern of buildings of differing character and identity, set amongst trees and hedgerows. The natural environment will continue to remain an attraction to a gradually increasing population who will benefit from the peace and tranquillity of rural living. Small scale employment opportunities and visitors will increasingly benefit the local economy.

Specifically our strategic objectives will be to:

1. Support gradual, small scale residential development projects, in line with the Herefordshire Core Strategy, which reflect the current ad-hoc settlement pattern, complement existing buildings, maintain the rural nature of the Parish, and which the capacity of services and utilities can adequately support.
 2. Support initiatives that have a positive effect on the environment and local wildlife and which preserve or enhance the Area of Outstanding Natural Beauty (AONB) for the benefit of residents, local businesses and visitors.
 3. Support improvements to local services and infrastructure so that residents and businesses can:
 - Enjoy the full benefits of the digital age,
 - Be free from the risk of flooding
 - Be provided with robust water, electricity, and gas supplies
 - Increase their use of renewable energy
 4. Support the development of local employment opportunities focussed upon agriculture, horticulture, leisure and small scale companies operating from agricultural buildings or home.
 5. Support improvements to local highways, footpaths and bye ways whilst carefully retaining their rural character.
 6. Oppose development which risks significantly increased traffic along the rural roads of the parish or detracts from the rural character of the lanes or otherwise has an adverse impact on the environment and AONB.
 7. Maintain and enhance the existing strong community spirit by supporting and protecting valuable community assets such as the Memorial Hall, Christ Church and the Farmers Arms public house.
 8. Maintain and increase the availability of community recreational space such as Pool Piece.
-

The Working Group would welcome your views on this draft Vision. Please e-mail any comments or suggestions you have to wheathnpwg@gmail.com or place your comments in the Memorial Hall post box addressed to the Neighbourhood Plan Working Group.

Working Group Bulletin 2

The plan – Progress to date

Plan development process

Working Group Bulletin # 1 outlined the process recommended by Herefordshire Council for creating a neighbourhood development plan. Essentially this boils down to the following main steps:

- Developing an Initial Plan.
- Subjecting the Plan to independent inspection and modifying the plan if required.
- Holding a local Referendum on whether to approve the plan.
- If approved having the Plan adopted by Herefordshire Council and implemented.

The development of the initial plan is illustrated in figure 1:

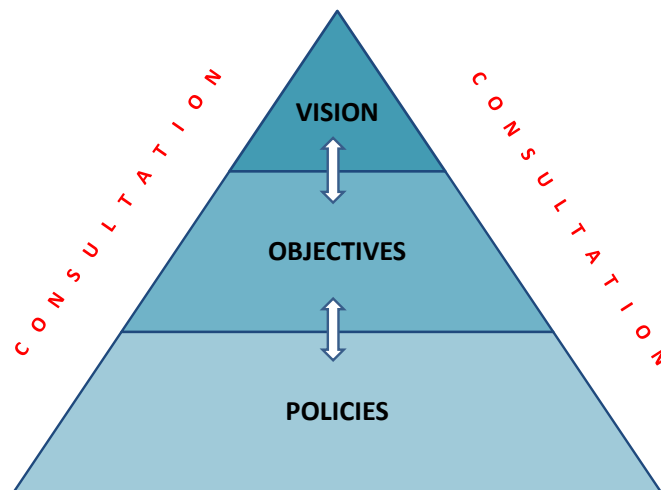


Fig 1: COMPONENTS OF THE NEIGHBOURHOOD PLAN

- **Developing a Vision:** *what parishioners want Wellington Heath to look like over the planning period (up to 2031)*
- **Developing Objectives:** *general statements about what we want to achieve in relation to specific topics that support achievement of the Vision, such as housing, public spaces etc.*
- **Developing Policies:** *specific measures designed to achieve individual objectives. Several policies might relate to a single objective.*
- **Consultation:** seeking the views of the community at various stages in developing the plan.

This appears to be a simple process but in fact it involves a large amount of work (see figure 2) to develop the extensive background data and solid rationale required to pass independent inspection and underpin what will be a legally binding document. Incorrect data or any weak rationale could expose the document to challenge by potential developers so it is very important to be thorough during the development of the plan.

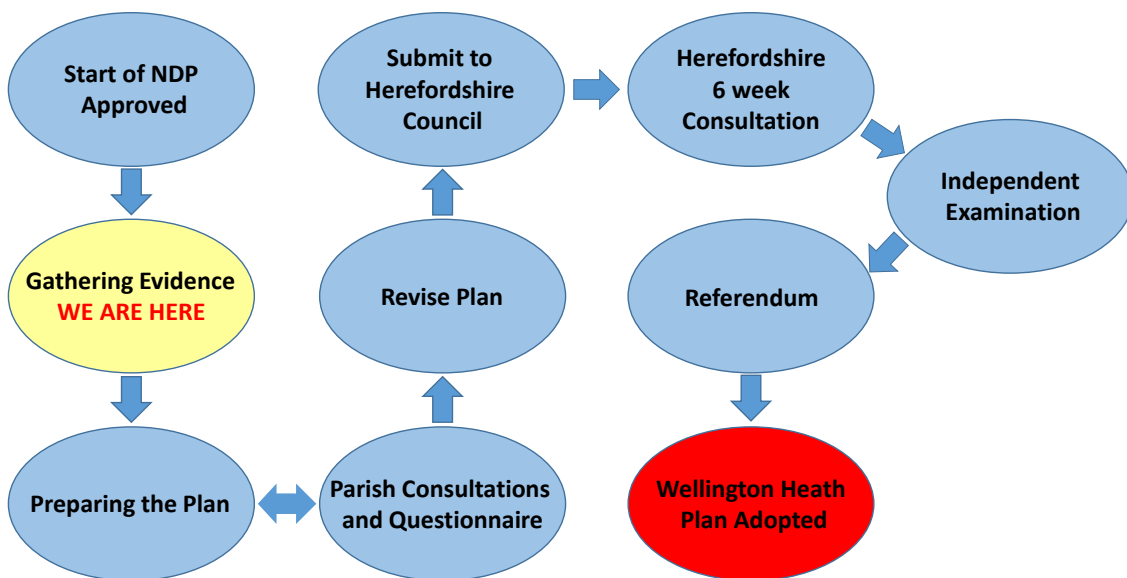


Fig 2: Steps in Developing a Neighbourhood Plan

All this means that it may take up to two years to finalise a plan.

What have the Working Group done so far?

As published in Bulletin #1 the geographic area to be covered by the plan has been specified as the entire parish of Wellington Heath (the neighbourhood area) and the group have developed an initial Vision and a list of Objectives

The various subgroups of the working group have all been active. The most significant activities are as follows:

- Landowner Liaison: Local landowners have been contacted to collect information about their land use plans.
- Data Review: A web based document repository has been created which contains a large amount of historic and current planning data which have relevance for the development of the neighbourhood plan.
- Mapping: A geographic information system has been acquired together with relevant ordnance survey and other data. This is being used to generate customised maps of the local area showing specific landscape features.
- Transport: The parish plan questionnaire returns have been examined and used to develop a discussion paper on roads. In addition various safe walking routes to Ledbury have been examined in detail to identify the advantages and disadvantages of each route.
- The Objectives outlined in Bulletin # 1 are being further broken down by each subgroup into specific objectives to guide the development of detailed planning policies.
- Landscape: A landscape assessment survey is being commissioned from a chartered landscape architect. Its purpose is to determine the suitability of specific parcels of land in and around Wellington Heath for future development (largely residential), from a landscape and environmental perspective. Landscape Capacity Assessment is an objective, impartial and transparent system for assessing the suitability of the landscape for potential development, whilst also retaining valued aspects of the environment. Apart from identifying areas for potential development this will assist with determining the line of the future settlement boundary. In simple terms, a 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. Using an independent chartered landscape architect to carry out this work will add robustness to our final neighbourhood plan as the selection of potential development sites will be based on a professionally recognised methodology. The initial landscape assessment work is anticipated to take about 3 months once grant funding is received.

- Public Amenities: A working paper has been prepared which identifies and considers the value of specific green spaces and facilities within the village, in particular those owned by the Parish, and their relevance and importance to the community.
- Business/Tourism: Discussions are being held with the owners of local businesses to collect their views on future requirements.
- History/Context: A short summary of the historic development of the parish has been prepared which will form background information for the neighbourhood plan and will help provide justification for our Vision for Wellington Heath.
- Budget and Grants: Developing a neighbourhood plan requires funds for printing, setting up public consultations and in particular for contracting professional help such as that required for the landscape survey. We anticipate that a budget of between £8000 and £13000 is needed to complete the plan; consequently we have applied for a government grant to help finance the plan development.

When will a public consultation be held?

The **most important element** of plan development is to actively engage with the local community throughout the plan preparation and decision making processes. Bulletins distributed to every household are a very important part of this process but we will also organise Public Meetings, Public Exhibitions and a questionnaire at key stages of the plan development. *(At Public Meetings members of the Working Group will provide briefings on specific topics and parishioners will be able to ask questions. At Public Exhibitions information will be displayed on maps or posters at the village Memorial Hall for all or part of a day and parishioners will be able to provide their views by filling out comment cards).*

The first Public Exhibition will be held after the summer holiday period, probably in late autumn, once the initial Landscape Assessment Work has been completed. The exhibition will present the initial conclusions of the working group, in particular:

- The vision for Wellington Heath,
- The objectives and the more detailed breakdown of these into specific objectives,
- Options for achieving the objectives,
- The initial results of the landscape survey.

How can parishioners help?

Bulletin #1 requested your views on the Vision and Objectives but to date none have been received. Consequently we would very much like to know your views – do you agree or disagree, is there something missing from our objectives? If you have lost Bulletin # 1 the Vision and Objectives are reproduced on The Neighbourhood Plan website:

<https://sites.google.com/site/whnpwg/> under the dropdown menu Neighbourhood Planning. The website also contains useful links to National and Herefordshire Planning sites as well as websites associated with other Parish's Neighbourhood Plans. *(This website can also be reached from the Parish Website <https://sites.google.com/site/wellingtonheath/> by going to the Parish Council drop down menu and clicking on Neighbourhood Development Plan.)*

Working Group Contact Numbers.

- | | |
|----------------------------|--------------------------|
| • Patrick Adams 634793 | • Richard Hurley 633230 |
| • Mike Bain 637316 | • Gordon Kirk 636281 |
| • Tony Cooke 635433 | • Frank Rozelaar 631187 |
| • Peter Constantine 633916 | • Andy Sims 634303 |
| • David Darwood 634020 | • Heloise Tierney 634062 |
| • Colin Davis 630267 | • David Williams 636877 |

Frequently Asked Questions

Finally if you are finding it difficult to understand this new world of neighbourhood planning we have developed a list of Frequently Asked Questions which try to make things a little clearer.

Why produce a Neighbourhood Development Plan?

The Plan will allow the local community to set out the vision for the area in which they live and the planning policies for the use and development of land. This can include choosing where you want new homes, leisure facilities, shops or other businesses to be built. Plans will, however, need to conform to Herefordshire Council and National planning policies and guidance and meet the Neighbourhood Planning regulations. It is important to note that plans should focus on guiding development rather than stopping it. A Neighbourhood Plan (once approved) will be legally binding.

Who can produce a Neighbourhood Development Plan?

Within Herefordshire, only parish/town councils are able to produce Neighbourhood Development Plans for their area. Our parish council can enlist help from members of the local community but only the parish council can make a Neighbourhood Area application and submit the relevant draft documents to Herefordshire Council for consideration.

Why can't we use the Parish Plan?

*The Parish Plans contain much useful information about what parishioners want in the Parish, however they are **not** legally binding documents. This means that Herefordshire Council do not need to take them into account when reviewing planning applications.*

What happens if we do not produce a Neighbourhood Development Plan?

If the Parish does not produce a Neighbourhood Development Plan (it is not compulsory to do so) the planning officials at County level continue to take decisions as in the past; so local views would be diluted.

Can we reject all development in the parish?

No, we are instructed by the Herefordshire County Plan to build a minimum of, probably, 28 new homes between 2011 and 2031.

Can we influence design of new development?

Yes, influence what buildings should look like but not dictate.

Most of the village is in the Malvern Hills Area of Outstanding Natural Beauty. What effect does that have?

Areas of Outstanding Natural Beauty have some degree of additional protection in national policy. We will be working with the Malvern Hills AONB to develop policies which help keep the parish rural and beautiful.

How were the members of the Wellington Heath Neighbourhood Development Plan Working Group chosen, who elected them?

They were amongst the parishioners who attended the Parish Open Meeting on 19th February at the Memorial Hall. They offered help by filling in the forms provided that evening, and were recruited by the Parish Councillor leading the project. The Parish Council has since endorsed the Working Group. They are unpaid parish volunteers.

What can I do if I want to be involved with the Working Group?

If you have skills that you think will help the group then please volunteer. Your contribution would be most welcome. The contact names and contact information is on the web site and in each Bulletin.

How can I make my opinion known?

You do not have to be part of the Working Group to have an impact. You can provide your views to the Working Group at any time by using the working group e-mail address: wheathnpwg@gmail.com or you can phone one of the group.

Working Group Bulletin 3

Vision and Objectives and Parish Consultation

Neighbourhood Planning

The Herefordshire Council plan means that at least 28 new homes have to be built in Wellington Heath. Does this picture show the sort of development you would like to see in Wellington Heath?



We would like to know your views so please read on.

As mentioned in Bulletin 2 the Parish Neighbourhood Development Plan (NDP) Working Group are using a three step approach to develop the plan and are consulting with parishioners at all stages.

Step1: Developing a Vision: *what parishioners want Wellington Heath to look like over the planning period (up to 2031)*

Step 2: Developing Objectives: *general statements about what we want to achieve in relation to specific topics that support achievement of the Vision, such as housing, public spaces etc.*

Step 3: Developing Policies: *specific measures designed to achieve individual objectives. Several policies might relate to a single objective.*

VISION

The working group's initial thoughts on a Vision and Strategic Objectives for Wellington Heath up to 2031 were attached to Bulletin 1. Since then we have refined our views and would like to offer two versions of the Vision for Parish residents to consider and to comment on. These are as follows:

- a) **To safeguard our rural environment and to enhance our community through managed development that addresses the needs of people of all ages who wish to live, work, socialise and relax within the parish.**
- b) **To support development which provides increased opportunities for people of all ages to live, work, socialize and relax within the Parish whilst protecting and enhancing our rural community and environment.**

These Vision statements are similar but (a) is more protection orientated and gives more emphasis to keeping things as they are today, whereas (b) is slightly more growth orientated and allows for possible expansion of the village, in addition to that mandated by Herefordshire Council, whilst still protecting our rural environment.

We have also refined our objectives which are statements of what we intend to do to ensure we achieve the Vision. These are listed in the next section. Obviously these will continue to be developed depending on the Vision finally chosen and as we receive comments from parishioners.

OBJECTIVES

Housing:

1. To support small scale, sustainable residential development schemes, primarily on allocated sites within the Wellington Heath village settlement boundary and in conformity with the Herefordshire Core Strategy. The rural character of the village must be maintained and it should be clearly separated from the urban environs of Ledbury.
2. Housing developments need to maintain the current ad-hoc settlement pattern; complement existing buildings and the landscape setting; and preserve the rural nature of the Parish.

Employment:

3. To support the development of sustainable local employment opportunities focussed upon small scale activities operating from home or agricultural buildings.
4. To support development that enhances employment opportunities in larger scale businesses located within the Parish subject to there being no adverse impact on nearby homes, businesses, the local road network or the environment.

Community Facilities

5. To support, protect and enhance existing community infrastructure assets such as the Memorial Hall, Christ Church and the Farmers Arms public house and to encourage the provision of additional facilities.
6. To maintain and enhance existing community green space and open air recreational facilities and to seek ways of increasing such facilities in the future.

Environment:

7. To ensure that development does not have a significant detrimental effect on the environment or lead to large increases in traffic along the rural roads of the parish.
8. To support initiatives that have a positive effect on the environment or which preserve or enhance the green heart to the village or the rural character of the Area of Outstanding Natural Beauty (AONB).

Transport:

9. To support the maintenance and improvement of public transportation links to and from the Parish.
10. To retain the rural character of local highways and bye ways whilst supporting small scale improvements.
11. To protect and where appropriate extend the network of rural footpaths in and around WH, in particular a safe walking (and cycling) route to Ledbury.

Utilities:

12. To support improvements to local public services and infrastructure so that residents and

businesses:

(a) Can enjoy and profit from the full benefits of the digital age, (b) Have improved protection from the risk of flooding, and, (c) Are provided with a robust sewerage system and reliable water, electricity, and gas supplies.

CONSULTATION

We plan to offer parishioners a number of organised opportunities to comment on the development of the NDP over the coming months as follows:

- On Saturday 21 November from 10:30 to 11:30 the WHNDP working group will have a display area at the “Welcome to Newcomers” event at the Memorial Hall. All parishioners are welcome to attend this event, not only to find out what the neighbourhood planning team is up to but also to find out all the other activities available in the Parish.
- A questionnaire is being prepared which will be distributed to every household to gather your views on the Parish Vision and Objectives as well as on a number of other important issues. In particular information will be requested which will be fed into the landscape survey which will be one of the primary determinants of where in the Parish development will be permitted to take place. We hope to distribute the questionnaire before Christmas and to collect your responses in the New Year. This will allow the results to be analysed and fed into the plan development so that a public consultation event can be held.
- A Public Consultation event is planned in February 2016. This will be a half day or full day event in the Memorial Hall and will comprise displays of information as well as briefings. In addition comment cards will be available for you to express your views on the information presented, or anything else that you think the planning team need to take into account.

Apart from the organised consultation events your views on any material published in the WHNDP Bulletins, or any topic related to neighbourhood planning, is welcome at any time, either by e-mail weathnpwg@gmail.com, or by normal mail which can be posted in the Memorial Village Hall letter box, or by contacting one of the working group members.

To date only one person, in addition to working group members, has made any comments. Consequently we would very much like to know your views. Which Vision statement do you support or would you like to have a different Vision? Do you agree or disagree with our Objectives? Is there something missing from our objectives? The Vision and Objectives are reproduced on The Neighbourhood Plan website: <https://sites.google.com/site/whnpwg/> under the dropdown menu Neighbourhood Planning. The website also contains useful links to National and Herefordshire Planning sites as well as websites associated with other Parish’s Neighbourhood Plans. *(This website can also be reached from the Parish Website <https://sites.google.com/site/wellingtonheath/> by going to the Community drop down menu and clicking on Parish Information then Neighbourhood Plan Working Group Website.)*

Working Group Contact Numbers.

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Frequently Asked Questions

Finally if you are finding it difficult to understand this new world of neighbourhood planning we have developed a list of Frequently Asked Questions which try to make things a little clearer.

Why produce a Neighbourhood Development Plan?

The Plan will allow the local community to set out the vision for the area in which they live and the planning policies for the use and development of land. This can include choosing where you want new homes, leisure facilities, shops or other businesses to be built. Plans will, however, need to conform to Herefordshire Council and National planning policies and guidance and meet the Neighbourhood Planning regulations. It is important to note that plans should focus on guiding development rather than stopping it. A Neighbourhood Plan (once approved) will be legally binding.

Who can produce a Neighbourhood Development Plan?

Within Herefordshire, only parish/town councils are able to produce Neighbourhood Development Plans for their area. Our parish council can enlist help from members of the local community but only the parish council can make a Neighbourhood Area application and submit the relevant draft documents to Herefordshire Council for consideration.

Why can't we use the Parish Plan?

*The Parish Plans contain much useful information about what parishioners want in the Parish, however they are **not** legally binding documents. This means that Herefordshire Council do not need to take them into account when reviewing planning applications.*

What happens if we do not produce a Neighbourhood Development Plan?

If the Parish does not produce a Neighbourhood Development Plan (it is not compulsory to do so) the planning officials at County level continue to take decisions as in the past; so local views would be diluted.

Can we reject all development in the parish?

No, we are instructed by the Herefordshire County Plan to build a minimum of, probably, 28 new homes between 2011 and 2031.

Can we influence design of new development?

Yes, influence what buildings should look like but not dictate.

Most of the village is in the Malvern Hills Area of Outstanding Natural Beauty. What effect does that have?

Areas of Outstanding Natural Beauty have some degree of additional protection in national policy. We will be working with the Malvern Hills AONB to develop policies which help keep the parish rural and beautiful.

How were the members of the Wellington Heath Neighbourhood Development Plan Working Group chosen, who elected them?

They were amongst the parishioners who attended the Parish Open Meeting on 19th February at the Memorial Hall. They offered help by filling in the forms provided that evening, and were recruited by the Parish Councillor leading the project. The Parish Council has since endorsed the Working Group. They are unpaid parish volunteers.

What can I do if I want to be involved with the Working Group?

If you have skills that you think will help the group then please volunteer. Your contribution would be most welcome. The contact names and contact information is on the web site and in each Bulletin.

How can I make my opinion known?

You do not have to be part of the Working Group to have an impact. You can provide your views to the Working Group at any time by using the working group e-mail address: wheathnpwg@gmail.com or you can phone one of the group.

Working Group Bulletin 4
Parish Briefing and Consultation Event
“Housing – Where and Why”
Saturday 19 March

Questionnaires

By the time that this Bulletin is published you will all have received and filled in your neighbourhood planning questionnaires. We apologise for the length of the questionnaire but we wanted to make sure we covered all the important aspects relating to what you want the Parish to look like in the future, and the number, type and size of developments you would prefer. The replies are currently being analysed by a company known as Data Orchard and we will be briefing you on the results on Saturday 19 March.

Landscape Assessment

The working group have commissioned a landscape assessment of Wellington Heath in order to determine the potential capacity of several parcels of land in and around the village to accept new residential development, from a landscape and environmental perspective. This has been carried out by a chartered landscape architect, with no ties to the Parish, to ensure a completely objective assessment of possible development sites. The results of this assessment will also be explained on Saturday 19 March.

Funding

Developing the neighbourhood plan costs money for printing, hiring the Hall for meetings, display boards etc. and especially for hiring professional consultants to help in the process. To date, thanks to the efforts of David Darwood, we have managed to obtain two grants.

The first is from “My Community” which is a Government Agency set up to provide funds for neighbourhood plan development. So far we have obtained £5758 and it may be possible to obtain a further smaller grant from this Agency as long as we can provide detailed justification for the use of funds.

The second grant is for £4500 from The National Lottery Awards for All



Hopefully, together, these grants will provide sufficient funds to complete the plan.

Parish Briefing and Consultation Event

A public consultation event entitled **“Housing - Where and Why”** will be held on **Saturday 19 March** in the Memorial Village Hall.

The event will start at 9:00 am and last until 18:00 to give everyone a chance to attend.

Two briefing sessions will be held one at 10:00 and another at 14:00.

These should last approximately 1 hour and will cover the questionnaire results and the landscape assessment results. After each briefing there will be a question and answer session.

In addition display boards will be placed round the Hall showing information about neighbourhood planning, together with maps and a 3D model of the Parish, which you can peruse at your leisure after the briefings. Comment cards will be available for you to express your views on the information presented, or anything else that you think the planning team need to take into account.

Members of the working group will also be available throughout the day to answer questions.

It is important that as many parishioners as possible attend this event so that everyone can understand the factors that are being used to identify possible development sites. It is also your first opportunity to express your preference for which sites to develop.

[Please try to attend so that the working group can continue with plan development with a clear understanding of parishioners' views.](#)

Make Your Views Known at Any Time

Your views on any material published in the WHNDP Bulletins, or any topic related to neighbourhood planning, are welcome at any time, either by e-mail wheathnpwg@gmail.com, or by normal mail which can be posted in the Memorial Village Hall letter box, or by contacting one of the working group members.

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- David Williams 636877

Frequently Asked Questions

A list of frequently asked questions about neighbourhood planning can be found on the Parish Website: <https://sites.google.com/site/wellingtonheath/community/neighbourhood-planning> and are also included in Bulletins 2 & 3.

Working Group Bulletin 5

Questionnaire & Parish Briefing and Consultation Event Results

Neighbourhood Planning Website

The large amount of information being gathered to develop the Wellington Heath Neighbourhood Development Plan (NDP) means that it will not be possible to keep parishioners completely up to date with planning developments solely by means of Working Group Bulletins. The costs of printing are simply too great. The Working Group will therefore be making increasing use of the Neighbourhood Planning Website (<https://sites.google.com/site/whnpwg/home>) to distribute information.

Questionnaire Results

The original questionnaires as well as the detailed results can be found on the following page of the NDP web site: <https://sites.google.com/site/whnpwg/parish-surveys-public-meetings/parish-survey-january-2016>.

As a result of the views expressed in the questionnaire responses your chosen Vision and revised Objectives, that will guide the development of the Wellington Heath Neighbourhood Development Plan, are as follows:

Vision: To safeguard our rural environment and to enhance our community through managed development that addresses the needs of people of all ages who wish to live, work, socialise and relax within the Parish.

Objectives:

Housing

1. To preserve the rural character of the village and its clear separation from the urban environs of Ledbury.
2. To support small-scale, sustainable, high-quality, housing development on allocated sites within the Wellington Heath village settlement boundary and in conformity with the Herefordshire Core Strategy.
3. To ensure that any housing development maintains the current ad hoc settlement pattern, and complements existing buildings and the landscape setting.

Employment

4. To support the development of sustainable local employment focussed on small-scale activities operating from residential or agricultural buildings.
5. To ensure that development aimed at increasing employment in larger-scale businesses within the Parish has no adverse impact on nearby homes, businesses, the local road network, or the environment.

Community Facilities

6. To support and protect existing infrastructure used by the community such as the Memorial Hall, Christ Church and the Farmers Arms public house, and to encourage the provision of additional facilities.
7. To maintain and enhance existing community green areas and open air recreational facilities and to seek ways of increasing them.

Environment

8. To ensure that development does not have a significant detrimental effect on the environment or lead to large increases in traffic along the rural roads of the Parish.

9. To support initiatives that have a positive effect on the environment or which preserve or enhance green areas in the village or the rural character of the Area of Outstanding Natural Beauty (AONB).

Transport

10. To support the maintenance and improvement of public transport links to and from the Parish.
11. To retain the rural character of local highways and byways whilst supporting improvement to road surfacing and drainage and other small-scale enhancements.
12. To protect and where appropriate extend the network of rural footpaths in and around Wellington Heath, including the promotion of a safe walking (and cycling) route to Ledbury.

Utilities

13. To support improvements to local public services and infrastructure so that all residents and businesses: can have high-speed broadband and reliable mobile-phone coverage; can have improved protection from the risk of flooding; are provided with robust sewerage and drainage systems, and reliable water, electricity, and gas supplies.

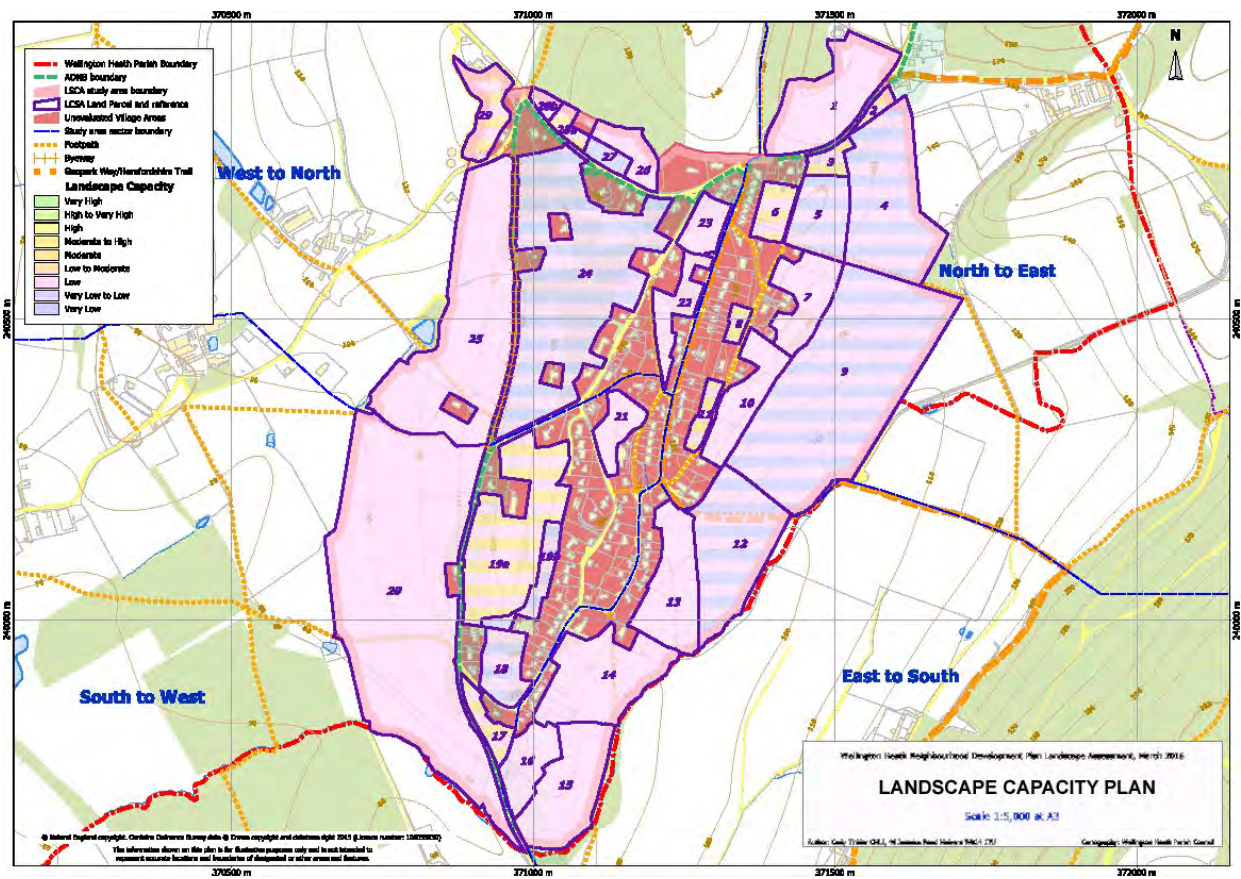
Residential Development Target: There is a clear preference to not significantly exceed the minimum development target of 28 houses set by Herefordshire Council.

Landscape Assessment

A landscape assessment of Wellington Heath has been carried out by a chartered landscape architect and the draft report is available on the NDP website: <https://sites.google.com/site/whnpwg/neighbourhood-plan/landscape-assessment>. Twenty nine parcels of currently undeveloped land were assessed to determine their capacity to accept residential development from a landscape and environmental perspective. A five point scale was used ranging from Very High Capacity to Very Low Capacity, where Very High Capacity means that residential development could be undertaken without any significant impact on the landscape or environment. All 29 parcels of land were assessed to have from 'Very Low' to 'Low to Medium' capacity to accept residential development, as is summarised in the following Landscape Capacity Plan.

Please Note:

- *The assessment only looks at landscape and environmental issues, other factors relevant to selecting sites for development such as land ownership, site access, topography etc. are taken into account later in the planning process.*
- *The assessment process is described fully in the report and is summarised in the landscape assessment briefing given on 19 March which is accessible on the NDP website.*
- *An A4 size version of the Landscape Capacity plan can also be downloaded from the NDP website <https://sites.google.com/site/whnpwg/neighbourhood-plan/landscape-assessment>.*



Parish Briefing and Consultation Event

On 19th March 2016, in the Memorial Hall, the Neighbourhood Development Plan Working Group held a consultation event “Houses Where and Why” to which all parishioners were invited.

There were slide-show presentations of the questionnaire analysis and landscape assessment together with a 3D model of the Parish and posters showing information about neighbourhood planning. Members of the Working Group were also on hand to answer questions.



All the briefings and other information presented at the event can be found on the following page of the NDP website: <https://sites.google.com/site/whnpwg/parish-briefing-consultation-event-19-march-2016>.

At the end, parishioners were provided with a map showing the locations of the 29 parcels of land considered in the landscape assessment and invited to indicate where they would prefer to see new development take place. This information was also posted on the Parish website and all responses received by end March have now been analysed. *(Please note that the response period is now closed)*

Preferred Development Site Assessment.

The housing target set by Herefordshire Council for Wellington Heath Parish in the period 2011 to 2031 is 28 additional dwellings. This will be achieved by building on a combination of allocated sites and windfall sites in the Parish; the latter include barn conversions, infill sites in the village, and perhaps agricultural workers' homes.

It is estimated that there will be between 13 and 20 windfall dwellings built in the Parish from 2011 to 2031. This is based on average historical building rates of approximately one additional dwelling built each year and planning applications since 2011. Consequently allocated sites need to be found for between 8 and 15 new dwellings.

The final choice of allocated development sites depends on a number of factors: your preferences, the Landscape Assessment Report, community benefits and other factors such as utilities, accessibility, etc.

The community benefits could be green areas, and new sections of footpath. These will be consistent with the existing village landscape and will offer walkers superior views and greater safety (by helping to separate pedestrians and vehicles).

In total 77 development preference responses were received by the end of March. These show a strong preference to build west of the village on Parcel 19a (on the Ledbury Road between Elm Tree Cottages and Floyds Lane: see figure 1). In addition there is a clear wish for low density development and also for not building near or on the ridgeline. There was no desire to develop eastwards and little desire to develop to the south of the village.

Next Steps

Discussions will take now place with landowners to help clarify the possibilities.

Work is also ongoing to develop policies which are specific measures designed to achieve individual objectives. Several policies might relate to a single objective. These will define regulations for any development within the Parish.

All this information will then be combined to develop a draft Neighbourhood Development Plan.

Please check the Parish notice boards and the Village website regularly as the Working Group may need your opinion on particular topics before we hold a further Parish consultation event on the draft NDP.

Make Your Views Known at Any Time

Your views on any material published in the WHNDP Bulletins, or any topic related to neighbourhood planning, are welcome at any time, either by e-mail wheathnpwg@gmail.com, or by normal mail which can be posted in the Memorial Village Hall letter box, or by contacting one of the working group members.

Working Group Contact Numbers.

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- David Williams 636877

Frequently Asked Questions

A list of frequently asked questions about neighbourhood planning can be found on the Village Website: <https://sites.google.com/site/wellingtonheath/community/neighbourhood-planning> and are also included in Bulletins 2 & 3.

Working Group Bulletin 6

Status Report & Autumn Parish Briefing and Consultation Event

What Have We Done Recently?

- **Neighbourhood Development Plan Policies**

You may recall from previous Bulletins that the main components of a Neighbourhood Development Plan are as shown in figure 1.

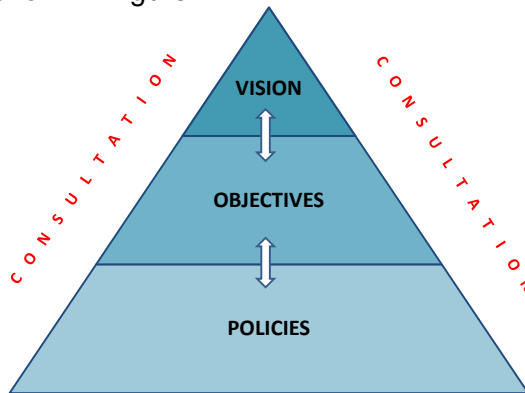


Fig 1: COMPONENTS OF THE NEIGHBOURHOOD PLAN

Following much discussion and consultation, agreement on the Vision and Objectives was reached earlier this year. The working group is now concentrating on the development of policies, which are specific measures designed to achieve individual objectives. These will define requirements for any development within the Parish. Our recent work has concentrated on collecting and collating detailed information to facilitate the development of a draft Neighbourhood Development Plan and to provide evidence to support the policies expressed in the plan. A draft plan has been prepared and its development will shortly be assisted by the contractors Data Orchard who have wide experience in helping other parishes develop legally robust policies. They will review our work and help us present a refined draft to you at a second Parish briefing and consultation event this autumn.

The following paragraphs briefly describe the work that has been undertaken.

- **Preferred Development Sites: Landowner Liaison.**

Your choice of development land parcels, collected as a result of the March Parish Consultation event, showed a strong preference to build west of the village in particular on Parcel 19a (on the Ledbury Road between Elm Tree Cottages and Floyds Lane). In addition there is a clear wish for low density development and also for not building near or on the ridgeline.

The final choice of allocated development sites depends on a number of factors: your preferences, the Landscape Assessment Report, community benefits and other factors such as utilities, accessibility, etc.

As mentioned in Bulletin 5 the Herefordshire Council housing target of 28 additional dwellings will be achieved by building on a combination of allocated sites and windfall sites in the Parish.

As a consequence the working group have been holding meetings with owners of the land you preferred for new development to determine the feasibility of meeting the allocated site development targets whilst also meeting your other requirements such as low density housing and wildlife spaces.

- **Settlement Boundary**

A settlement boundary defines an area where a set of planning policies, including those of the Neighbourhood Development Plan, are to be applied. In general, there is a presumption in favour of development within the settlement boundary.

Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies.

The working group are currently examining a number of alternative new settlement boundaries designed to incorporate your preferred development sites and your wish not to significantly exceed the 28 additional dwellings target set by Herefordshire Council. The working group aim to present alternative new settlement boundaries for your assessment at the next Parish Consultation event planned for the autumn.

- **Landscape Assessment**

A small modification has been made to the Landscape Assessment of plot 17 (Corner of Beggars Ash and Horse Road) due to information coming to light that part of this plot is currently designated as a special wildlife site (SWS) due to the type of plants present. Consequently the landscape capacity assessment of the site has been changed from medium/low to low. This change in designation has no impact on your selection of preferred development sites.

- **Malvern Hills Area Of Outstanding Natural Beauty (AONB) Policies**

Since a large part of the village lies in the Malvern Hills AONB, the Malvern Hills AONB Partnership have provided the working group with extracts from their guidance documents in order to assist the working group to derive planning policies for inclusion in the Neighbourhood Development Plan. Parishioners interested in viewing the original AONB guidance documents can find them on the following website:

<http://www.malvernhillsaonb.org.uk/managing-the-aonb/guidance-documents/>

- **Local Distinctiveness**

The Herefordshire Council Core Strategy emphasises 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 heritage assets and especially those in Areas of Outstanding Natural Beauty. As a result a member of the working group is documenting the types of buildings and their settings in the parish, highlighting their typical characteristics. This will be an important input for the development of policies applying to the housing and the environment objectives.

Autumn Parish Briefing and Consultation Event

The working group are planning another Parish Briefing and Consultation Event to take place in the autumn. The aim is to:

- Inform and consult you about your preferences for a new settlement boundary,
- Collect your views on our choice of allocated sites for development based upon the information you provided at the March consultation event,
- Seek your opinions on draft policies designed to meet your chosen objectives.
- Collect your views on the structure and content of the initial draft of the Neighbourhood Development Plan.

Parishioners will be advised about the final date for the event by e-mail, leaflets and the village website.

Why is it taking a long time to develop a plan?

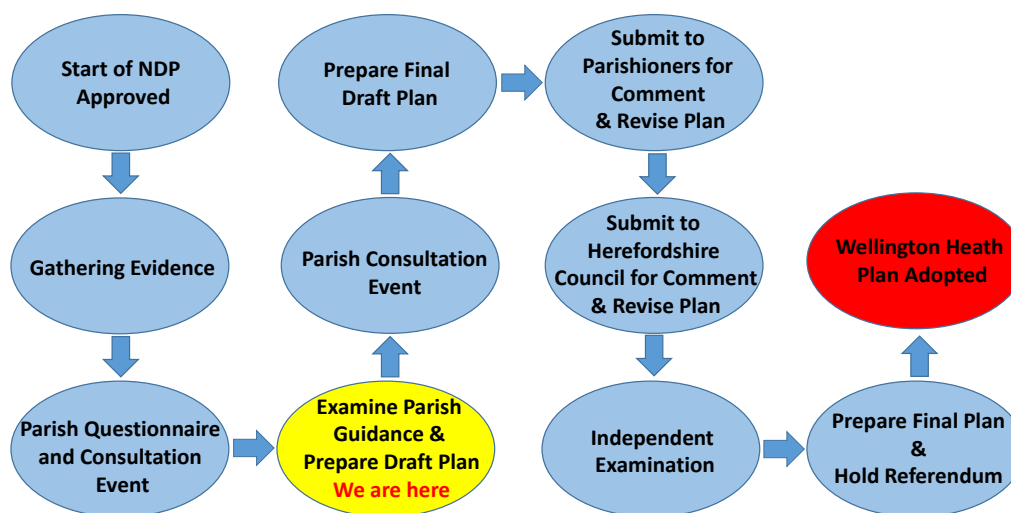


Fig 2: Steps in Developing The Neighbourhood Plan

As mentioned in Bulletin 2, getting a Neighbourhood Development Plan adopted is a complex process involving many compulsory steps as shown in figure 2. We are currently about half way through the process and we hope to have a final approved plan in place by autumn 2017. Please remember that for the plan to have any effect it must be based on a solid rationale with clear evidence of extensive consultation with parishioners. Failure to do this will expose the document to challenge by potential developers.

Is The Parish Council Paying for Plan Development?

Development costs are being funded from grants obtained from the Government and the big Lottery Fund and all the working group members are unpaid volunteers. Consequently there are no costs for the Parish Council at this stage. The primary use of grant funds has been to engage consultants to ensure a sound evidence base for the plan and that the policies developed are legally robust. Other expenses have been for the printing of Bulletins and the preparation of presentation material for the Parish consultation sessions. For example the three dimensional model of the Parish which is now residing in the foyer of the Memorial Hall.

Make Your Views Known at Any Time

Your views on any material published in the WHNDP Bulletins, or any topic related to neighbourhood planning, are welcome at any time, either by e-mail wheathnpwg@gmail.com, or by normal mail which can be posted in the Memorial Village Hall letter box, or by contacting one of the working group members.

If you need more information about the work of the working group you can find it on the Neighbourhood Planning Website (<https://sites.google.com/site/whnpwg/home>).

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Frequently Asked QuestionsA list of frequently asked questions about neighbourhood planning can be found on the Village Website: <https://sites.google.com/site/wellingtonheath/community/neighbourhood-planning>

Working Group Bulletin 7

Parish Briefing and Consultation Events

[“Housing - Where and Why”- Latest News](#)

Neighbourhood Development Plan Policies

As mentioned in Bulletin 6, the Neighbourhood Development Plan Working Group have been busy developing a draft Neighbourhood Development Plan containing policies designed to achieve the vision and objectives agreed by parishioners. This work has now reached a stage where guidance is required from parishioners on a number of issues. In particular guidance is required on the following key issues:

- **Settlement Boundary:** A Settlement Boundary is a line that is drawn on a map around a village, which reflects its built form, this is also known historically as a ‘village envelope’. The Settlement Boundary is used as a policy tool showing the area where a set of plan policies are to be applied. In general, there is a presumption in favour of development within the Settlement Boundary. Any land and buildings outside of the boundary line are usually considered to be countryside where development would be regulated more strictly. However, any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which apply; for example, the protection of the character of a settlement. The Working Group have developed three alternative settlement boundaries on which feedback from parishioners is required.
- **Green Space:** Local Green Space designation is a way to provide special protection against development for green areas within the Settlement Boundary of particular importance to the local community. The Working Group will present their proposals for Green Space designations within the parish.
- **Allocated Development Sites:** These are sites within the Settlement Boundary which are being proposed for development based upon parishioner feedback and the landscape assessment report. The proposed Allocated Sites and the results of discussions with landowners about development possibilities will be presented.
- **Strategic Gap:** A key objective is to maintain a “Strategic Gap” between Ledbury and Wellington Heath within which any proposed development would be strongly opposed. The Working Group will present the proposed strategic gap.

Parish Briefing and Consultation Events.

To gather parishioners’ views two public events are planned for November and December 2016, and in addition, information on which guidance is sought will be published on the Neighbourhood Development Plan Website.

[Saturday 26 November 10:30 to 11:30.](#)

The Working Group will be running an information stall at the Newcomers Welcome Event to be held at the Memorial Hall on Saturday 26 November. The aim is to provide preliminary information about the key issues on which feedback from parishioners is required.

Saturday 10 December:

A briefing and consultation event "**Housing - Where and Why**" will be held in the Memorial Village Hall.

- **The event will start at 9:00 am and last until 17:30 to give everyone a chance to attend.**
- **Two briefing sessions will be held one at 10:00 and another at 14:00. Each session should last an hour and will cover the key issues on which guidance is required. After each briefing there will be a question and answer session.**
- In addition there will be display boards showing the three possible settlement boundaries, the proposed locations for Green Space restrictions, information about selected development sites and the proposed Strategic Gap between Ledbury and Wellington Heath. The current draft of the Neighbourhood Development Plan will also be available for perusal, although this is likely to be subject to significant change following review of the guidance received and further editing by the Working Group.
- Comment cards will be available for you to express your views on the information presented, or anything else that you think the Working Group needs to take into account. Members of the Working Group will also be available to answer questions and collect comments.
- **It is important that as many parishioners as possible attend this event in order to get a better understanding of the factors that are being used to define key Neighbourhood Development Plan policies and to influence further policy development.**

Neighbourhood Planning Website

The information to be presented at the public event on 10 December will be published on the planning website so that those unable to attend the briefings can also provide guidance. See: <https://sites.google.com/site/whnpwg/parish-surveys-public-meetings/parish-briefing-and-consultation-event-10-december-2016>. If you don't have internet access please contact a member of the working group who will be happy to provide the relevant information.

Make Your Views Known at Any Time

Your views on any material published in the WHNDP Bulletins, or any topic related to neighbourhood planning, are welcome at any time, either by e-mail whnnpwg@gmail.com, or by normal mail which can be posted in the Memorial Village Hall letter box, or by contacting one of the Working Group members.

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Frequently Asked Questions

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Working Group Bulletin 8

The December 2016 Parish Briefing and Consultation Event and What Comes Next

The 10 December consultation

The parish briefing and consultation event “[Housing - Where and Why](#)” - Latest News was held in the Memorial Village Hall on Saturday 10 December.



The event comprised two explanatory briefing and question and answer sessions together with visual displays showing:

- The Vision & Objectives for Wellington Heath chosen by parishioners.
- Maps illustrating the landscape capacity assessment results and the preferred development site choices parishioners made at the 19 March consultation.
- Settlement boundary options.
- Proposed allocated development sites.

- Information and draft policies specific to each development site. In some cases Landowner initial plans and proposals were also available.
- Local green space proposals.
- The strategic gap proposal.
- A viewpoints map.
- Proposed policies for future development in the village and parish.
- A Neighbourhood Development Plan (NDP) progress chart.
- Village and parish policy maps which show graphically the areas within the village and parish where specific policies will apply.

In addition printed copies of the Draft Neighbourhood Development Plan (NDP) were available for examination, as were printed copies of the Wellington Heath Photographic Guide and the Landscape Assessment Report. A summary of the question and answer sessions is given at the end of this Bulletin.

All attendees were provided with a response form and explanatory papers giving information about the following issues on which parishioners views were requested.

- The strategic gap between Ledbury and Wellington Heath
- The selected allocated development sites
- The Wellington Heath settlement boundary
- The green space proposals for Wellington Heath (essentially areas within the settlement boundary which will be protected from development).
- Any further comments on the current draft of the NDP.

Unfortunately only thirty four parishioners managed to attend. However those unable to attend were invited to make a response via the Village and Neighbourhood Planning websites and working group members have distributed additional forms to interested parties. To date 49 people have made a response.

Please Note: All the information presented at the 10 December consultation can be viewed on the Neighbourhood Planning Website: <https://sites.google.com/site/whnpwg>. If you would still like to make your views known please speak to a Working Group member or alternatively send an e-mail to wheathnpwg@gmail.com

[What comes next?](#)

The Working Group is currently using the recent feedback to amend the NDP.

Table 1 shows how parishioners responded to the questions about the various proposals (*Note that this analysis will be updated with all responses received by 31st January 2017*)

The aim now is to ensure that the NDP correctly reflects parishioners' views. The document will be made as clear and simple as possible, bearing in mind that it will eventually be a legal document.

Table 1: Summary of Responses from Consultation as at 16/12/2016

	Number	%
Strategic Gap Policy		
Agree with policy	49	100%
Disagree with policy	0	0%
Size of gap: about right	33	67%
Size of gap: too small	14	29%
Size of gap: too big	0	0%

Local Green Space Proposal		
NDP should include a Local Green Space Policy: Agree	48	98%
NDP should include a Local Green Space Policy: Disagree	1	2%
Agree with proposal: yes	48	98%
Agree with proposal: no	0	0%
Settlement Boundary Proposals		
Option 1	6	12%
Option 2	6	12%
Option 3 (<i>see figure 1</i>)	33	67%
No Boundary	3	6%

When the NDP revision is complete a further consultation will take place. This is required by law and is known as the Regulation 14 consultation.

To facilitate this consultation the draft NDP will be published on the NDP Working Group website <https://sites.google.com/site/whnpwg> ⁱⁱ. (Please note: anyone without internet access can have a printed version of the plan – just ask a member of the Working Group.).

Parishioners and other statutory consultees will then have 6 weeks to examine the plan and to ask questions or make comments. Parishioners should do this by sending an e-mail to whnnpwg@gmail.com. Those without internet access may respond to the Working Group by letter and post it in the Memorial Village Hall letter box. All questions or requests for clarification will be responded to by the Working Group.

Following this six week period the Working Group will revise the draft NDP based upon the comments received. The NDP will then be reviewed further by an independent examiner appointed by Herefordshire County Council.

Why is developing an NDP taking so long?

To develop an NDP the Parish Council and the NDP Working Group must follow a process defined by law which has many compulsory steps. If we fail to follow this process any NDP we produce will not be accepted by Herefordshire Council or the independent examiner.

The process is designed to ensure that an NDP is based on a solid rationale with a clear evidence base and that its preparation has involved extensive consultation with parishioners and other bodies such as the utility companies.

Yes the NDP development process is lengthy, and it is being undertaken by unpaid volunteers, so it will take some time. We are now about half way through the process and we hope to have a final approved plan in place later this year.

All that the Working Group ask is for your continued assistance in helping us to complete the job.

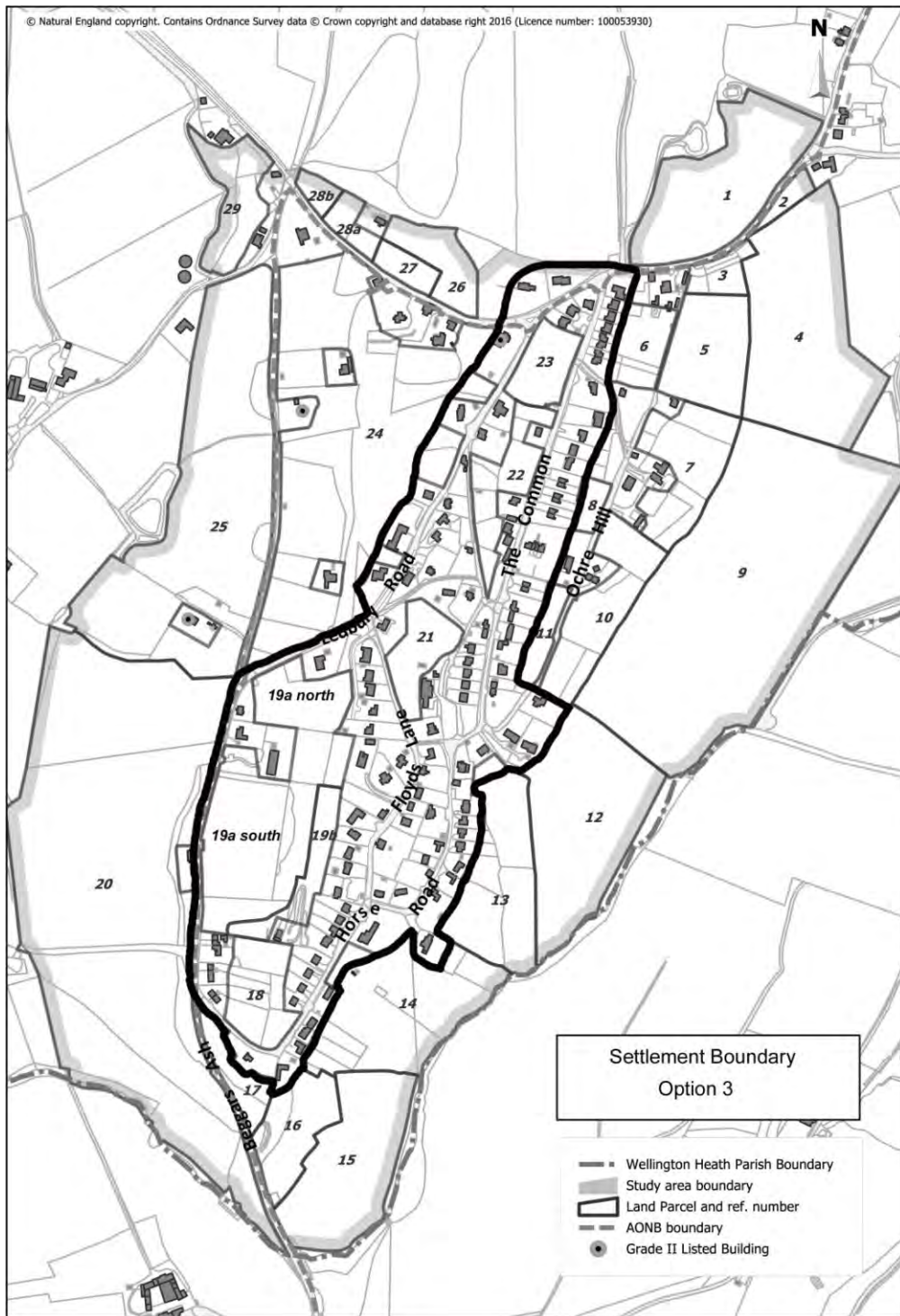


Figure 1: Settlement Boundary Option 3

[Working Group contact numbers.](#)

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 Richard Hurley 633230

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[Frequently asked questions](#)

A list of frequently asked questions about neighbourhood planning can be found on the Village Website under the community drop down menu and then Neighbourhood Planning. They are also included in Bulletins 2 & 3.

[Summary of question and answer sessions at the 10 December consultation](#)

Q: Has the sewer system been approved for the plan?

A: This gets done only towards the end of the next consultation period (known as the Regulation 14 Consultation); the utilities won't comment until then.

The questioner stated that it was necessary to ensure that new properties adequately provide for surface water run-off. He was assured that this is already covered in the draft NDP.

Q: Who will own the Local Green Spaces and new footpaths?

A: Green Space on Site 23 (the proposed allocated site to the top of The Common on the west) might be owned by the Parish Council. For the most part, this is still open.

Anyone might own it, including the Parish Council. Local Green Space is not a statement about ownership; it is a statement about the usage of the land.

Q: Will there be enough parking spaces on the new sites?

A: Yes. This is described in detail in the draft NDP.

Q: Do we have any influence on highways?

A: No. Herefordshire Council is the highways authority and is responsible for highways matters.

Q: Why are we proposing to talk to Ledbury NDP Working Group about the Strategic Gap?

A: We would like the gap to be larger and stretch into Ledbury, possibly as far as the Bromyard Road. This will not happen if we do not liaise with Ledbury.

Q: What are the Settlement Boundary options?

A: These were described (as per the hand-out notes). The aim is to define a Settlement Boundary separating the settlement of Wellington Heath from what is known as open countryside which will enable the housing target to be met but with a low likelihood of exceeding it (that being the parish's wish as shown by the March 2016 consultation).

Q: Should we extend the Settlement Boundary to include the houses that we want to be developed?

A: Yes. That is what we are doing.

Q: Will there be windfall developments?

A: Yes. These are allowed for within the NDP.

Q: In deciding on the Allocated Sites, have we examined the votes in terms of where people live?

(It was not clear whether or not the questioner felt that people living near a site should have a greater or lesser vote than those living further away.)

A: No. We have assigned equal votes to all people. It was pointed out that there were many sites which are remote from where many people live and which had a small number of preferences (votes).

Q: If we were to extend it to the northwest, could we reduce the Allocated Sites elsewhere?

A: Yes.

Working Group Bulletin 9

Public Consultation

We Need Your Feedback!

This is your last chance to tell the Working Group what you think about the Draft Parish Neighbourhood Development Plan (NDP) which has now reached the first stage of statutory review. This consultation starts on Friday 12th May and ends on Friday 30th June.

Your opinions are important and we need to know whether you support the NDP.

Over the last two years you have had quarterly Bulletins telling you of the progress of the Parish Neighbourhood Development Plan. We have had a parish questionnaire, two parish meetings, and an initial draft NDP document for you to read. The work published so far can be found on the NDP web site <https://sites.google.com/site/whnpwg/home>. We now invite you to read and comment on the first formal draft plan (which we hope you find interesting). One of the appendices is a photographic guide to Wellington Heath village. The direct link to the NDP published for consultation is <http://tinyurl.com/WHNDPv11> If you want to see the 3D model of the parish to help you visualise the proposals, it is in the entrance lobby of the Memorial Hall.

We want to achieve a NDP which you will feel able to support when it is put to a parish referendum (we hope later in 2017). Prior to the referendum the plan may be adjusted depending on representations from this upcoming period of consultation; it will then be independently examined.

We have a limited number of printed copies. If you do not have Internet access then please ask a member of the Working Group to lend you a printed copy (the contact list is overleaf).



We have a few specific questions to ask you. Also, we particularly want to know whether you have read the document and are happy with it; we do not know whether the small number of comments received so far indicates that you are content with it or that you have not looked at it. If we have clear evidence that you are happy with it, your responses will help to convince the NDP Examiner, appointed by Herefordshire Council, that our policies are sound. So, a high response rate to this consultation stage would be very helpful. Please note that the NDP applies only to NEW development. Permitted developments such as fences, some small extensions, greenhouses, etc. are not affected by the NDP. We need to achieve a balance where objectives and policies conflict. So let's start with the agreed Vision *"To safeguard our rural environment and to enhance our community through managed development that addresses the needs of people of all ages who wish to live, work, socialise, and relax within the parish"*.

The key National and Herefordshire planning policies which help us produce allowable NDP policies that "safeguard our rural environment" are those relating to "local distinctiveness". These policies are emphasised for designated Areas of Outstanding Natural Beauty (AONB). Local distinctiveness is concerned with the characteristics of a locality which make it different from elsewhere; it is not simply an observation of what can be found in an area. Thus, the hilly landscape of Wellington Heath village and the older buildings made of local materials are locally distinctive, whereas the more modern houses built with standard materials are not.

Both Herefordshire Council and the Malvern Hills AONB Partnership have studied our local distinctiveness and reported on it in guidance documents. We have taken the parish's opinions from the questionnaires and consultation events over the last two years. We have put all this together in the NDP and we have identified what we think is locally distinctive about the parish. We list such things as the old ad hoc settlement pattern of wayside dwellings, the high hedges along the lanes, the pre-1900 buildings mostly with large gardens, and so on. The National policy does not want us to restrict architectural style or limit innovation; it encourages us to balance them against local distinctiveness. We have framed policies to encourage the use of local materials where possible (although not to the exclusion of modern materials), to use "design cues" from the locally distinctive buildings, and to try to blend new build into the landscape so far as can be. The NDP policies try to find this balance. We'd like to know whether you think we have that balance right.

There is another balance to be struck between larger plot sizes which may have space for hedges, larger trees, generous parking, etc. and the need for some smaller houses on smaller plots suitable for older people downsizing and starter homes. This balance is also to be found in the NDP policies.

We feel that if we can find an acceptable balance between local distinctiveness and new development, it will reduce the likelihood of an urban-style housing estate in Wellington Heath. For the future, it will help us achieve our objective to maintain the separation of Wellington Heath village from the expansion of Ledbury.

Please read the NDP and answer a few specific questions set out in the attached feedback form to help us refine the detail in the NDP. You can use the same form (and attach extra pages if you need to) to comment on any other aspects of the NDP. It will assist the Working Group to collate the views of parishioners if the form is completed electronically. It can be directly accessed and completed on-line at: https://www.surveymonkey.co.uk/r/WH_Parishioners. However, for those without Internet access the paper version can be used. Delivery options for the paper version are indicated on the form.

The NDP is important to the whole parish. You may feel that the NDP is not relevant to you, particularly if you live where development is less likely (e.g. outside Wellington Heath village). However, Herefordshire is currently missing its target for a five-year supply of housing land and so, according to National policy, Herefordshire policies offer rather limited protection from inappropriate development. According to recently updated national guidance, if our NDP is successful it will take over where Herefordshire policy is ineffective; so please help us produce a successful Neighbourhood Development Plan. Most NDPs encounter some dissent (e.g. from would-be developers) so it is important to hear also from those who support it.

Working Group contact numbers to borrow a printed copy of the NDP

Gordon Kirk 636281 Tony Cooke 635433 Colin Davis 630267 Frank Rozelaar 631187

Peter Constantine 633916 Richard Hurley 633230 David Williams 636877

If you'd like to discuss it with a Wellington Heath Parish Councillor:

Jennifer Jones 632569 Frank Rozelaar 631187 David Williams 636877 David Packman 248294

The consultation period starts on Friday 12th May and finishes on Friday 30th June.

Working Group Bulletin 10

News from the Neighbourhood Development Plan Working Group

The Public Consultation that is necessary as part of the process has finished. All responses have been collated and are now in the hands of the working group and their consultants. Every comment needs to be considered. Actions will be discussed and responses formulated. The Parish Council will consider the working group's proposals and in turn will confirm or reject these recommendations. The NDP will then be adjusted to take account of these decisions. A lot is happening, but we do not have a lot to report; yet!

Why is developing our NDP taking so long?

The process started at a Parish Meeting in the Memorial Hall in February 2015. It has been a long haul and we apologise if you have got a bit bored with the lengthy process. To develop a NDP the Parish Council and the NDP Working Group must follow a process defined by law which has many compulsory steps. If we fail to follow this process any NDP we produce will not be accepted by Herefordshire Council or the independent examiner. The process is designed to ensure that an NDP is based on a solid rationale with a clear evidence base and that its preparation has involved extensive consultation with parishioners and bodies such as the utility companies, Herefordshire Council, Natural England etc.

What's next?

The consideration of all the comments made during the consultation will mean some changes are made to the draft NDP. All the comments will have a response and the comments with responses will be published on the WHNDP web site. In addition a summary of the proposed changes to the draft NDP will be published in the next Bulletin. All comments will be published anonymously. You will know what you said and will be able to identify the relevant responses together with the proposed changes to the NDP.

And (almost) finally!

When the Parish Council approves the Parish's next edition of the Wellington Heath Neighbourhood Development Plan it will be submitted to Herefordshire Council. The Council checks the document prior to a further 6 week consultation for representations after which, if there are no issues, the plan is passed through to examination. This (almost) final process can take time depending on availability of a suitable examiner. There is an examination report which may recommend further alterations to the plan. All this could easily take four months, or more!

The referendum

All parishioners on the electoral role may vote in a referendum on whether to accept the final version of the NDP. The best estimate is that this will occur sometime early 2018. Would that it could be sooner! If approved by you it still needs to be approved by the Herefordshire Council Cabinet and only then will it become adopted as part of planning law.

And finally – for now!

As chair of the working group meetings I want to take this opportunity to thank all parishioners who have contributed in any way to the development of the NDP, particularly all the working group members, past and present. A huge amount of effort has been put into the development of the plan. Very many hour of research, discussion and sometimes heated debate have gone into its creation. It is not yet complete, but we are in the final stages. I look forward, with you, to our Parish NDP becoming a legal document.
Peter Constantine

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Working Group Bulletin 11

Public Consultation; Preliminary results

The public consultation finished at the end of June. Fifty parishioners responded, 56 if spouses (mentioned in representations) are included. Representations were also received from Herefordshire Council, The Malvern Hills AONB, Natural England, Welsh Water, Severn Trent, The National Grid, The Council for the Protection of Rural England (CPRE), and two landowners who live outside the parish.

Parishioners were specifically asked to indicate whether or not they supported the NDP. Forty supported it, three supported with some reservations, and four objected. The remainder did not complete this question or were unclear. Of the parishioners who wrote comments about their overall impression, thirty-eight supported the NDP, the majority making very positive remarks.

The majority of the comments specific to individual policies were very positive. Some respondents wrote short comments. A few were lengthy, detailed, often disagreeing and offering alternative wording.

Herefordshire Council said that the strategic gap, proposed to maintain a clear separation between Wellington Heath village and an expanding Ledbury does not conform to national policy; our planning consultants are assisting us with this important policy. Herefordshire Council made other comments which can be addressed by detailed amendments.

Natural England, Historic England and the CPRE were very positive about the NDP and the Malvern Hills AONB is supportive although they suggest detailed amendments.

Parishioners were asked to read the draft plan and comment on any aspect, and attention was drawn to some specific policies that were felt to be possibly more controversial. The overall support for the intention of these policies was 75% to 90%, but despite this high level of support there are issues and concerns to address.

The main issue which parishioners chose to comment on in their overall remarks concerned a need for smaller, lower cost houses.

A few parishioners commented that the policies should be more strongly supportive of smaller, more affordable houses together with smaller gardens. Some of the remarks, particularly about the distinctive origins of Wellington Heath village, and specifically Victoria Row, have prompted reconsideration of smaller and terraced houses despite the NDP questionnaire results which did not favour terrace houses (35% for, 50% against).



The Working Group is revisiting the wording in the policies to try and encourage more low cost housing in the village. It is relevant to comment that affordable housing and low cost housing are defined as two different things. In planning “speak” affordable housing is “Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”, that is housing provided at below market prices/rental and therefore subsidised in some way. Low cost housing is that which is available in the market at the lowest possible price.

Comments were made that the Herefordshire Core Strategy directs a developer to provide 40% of any new development as affordable homes, but this only applies to developments of over 10 houses and so will not apply here. The topography of the village also increases building costs and private builds tend to be large. It is low cost market housing that is being requested in the responses to the consultation, but responses to the January 2016 NDP questionnaire favoured market housing for purchase. The question we have to try and answer is how to encourage low cost homes.

A few parishioners thought the landscape and design policies were too restrictive. However, rather more parishioners chose to comment positively about policies which protect the character of the

parish. Some questioned why it is necessary to repeat AONB guidance in the NDP policies; the understanding is that it will have a lesser weight than NDP policies. AONB guidance is enshrined in NDP policy only where appropriate and the NDP is an opportunity to influence how guidance is interpreted.

The Herefordshire Core Strategy stresses the importance of local distinctiveness, especially in AONBs. Some parishioners misinterpreted the policy on design cues from pre-1900 buildings, assuming that the plan intended to replicate the past, whereas others made remarks like “If these cues are followed houses will fit in with their environment without being pre-1900's style”. The NDP policy does not seek to create ‘pastiche’ old style dwellings, but simply to pick up design cues in the development of new dwellings. Contemporary design was supported, though there was some concern about modern building “fitting in”.

There were comments and some concern about choice of the description “pre-1900” buildings. Some relevant concerns were expressed about the need to take into account the improvement of the old cottages in the policies. Comments were made about the style of extensions and rebuilds, and again much thought has been given as to how to improve the relevant policies.

On the subject of sub-divided gardens, plot size, fences and hedging, the clear message was a desire to retain the current character of Wellington Heath village. The Working Group are therefore redrafting certain policies to emphasize the need for developments to relate well to their landscape setting rather than being overly prescriptive about size of plots.

In all there are over 500 individual comments and suggestions. The Working Group are taking care to consider each comment taking the view that even a single comment that suggests an alternative to a part of the draft plan could be relevant and important enough to consider rethinking the text or policy.

A new draft plan is in the process of formulation. This will be presented to the WH Parish Council, and if approved, it will then be submitted to Herefordshire Council for the next stage of examination.

All comments received together with the responses from the Working Group (after being approved by the Parish Council) will be published when the next NDP draft is finalised.

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