

# Wigmore Group Neighbourhood Development Plan

2011-2031



**Submission document**

January 2019

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## 1. Introduction and Background

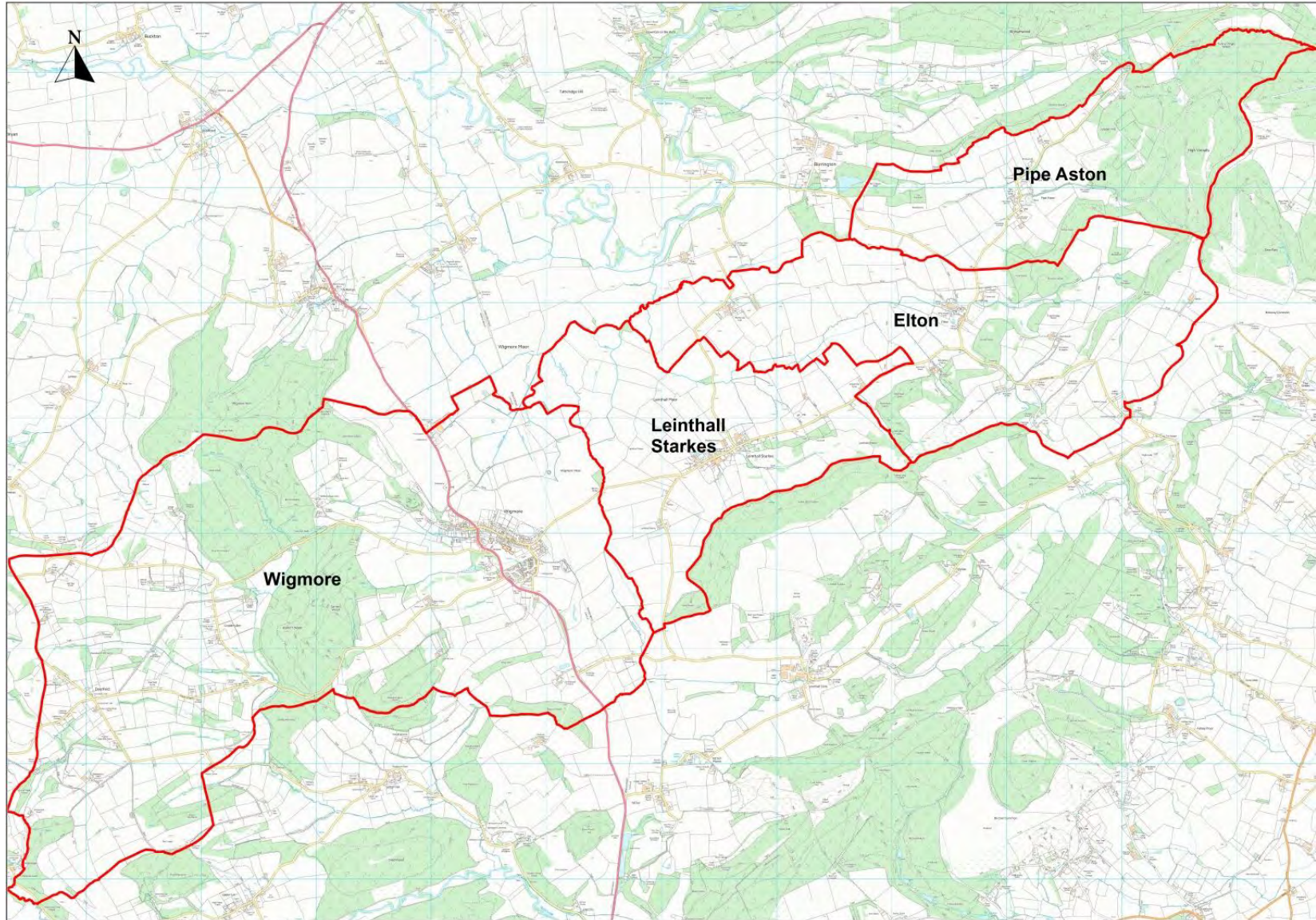


- 1.1 Welcome to the Wigmore Group Neighbourhood Development Plan (WGNDP). Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities such as Herefordshire Council can produce development plans to promote, guide and control development of houses,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



*Wigmore Group Neighbourhood Development Plan 2011-2031*

**Map 1. Wigmore Group Designated Area**

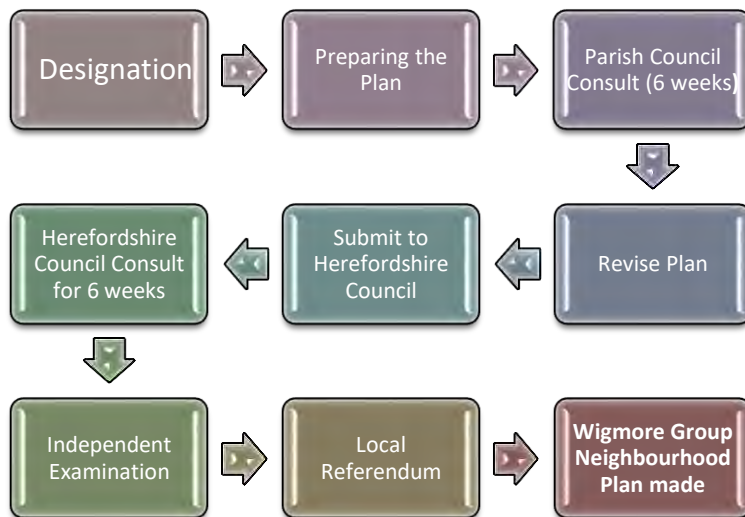


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## 2. How is the Neighbourhood Plan prepared?

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

**Figure 1. The Neighbourhood Development Plan Preparation Process**



- 2.2 This procedure must include two six-week periods of consultation on the Draft Plan, the first carried out by the Wigmore Group Parish Council and the second by Herefordshire Council.
- 2.3 After these consultations, the plan will be sent for examination by an independent expert. This examiner will be jointly appointed by the Wigmore Group Parish Council and Herefordshire Council.
- 2.4 At the examination, the examiner will assess whether the plan meets the basic conditions of the Town and Country Planning act 1990 as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
  - the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
  - the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
  - the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
  - the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).
- 2.5 If the examiner decides the answer to all these questions is “yes”, the Wigmore Group Neighbourhood Plan will be subject to a local referendum.
- 2.6 The referendum will give all eligible voters on the electoral register in the four parishes the opportunity to vote and decide if the Wigmore Group Neighbourhood Development Plan should in

future be used to help determine planning applications. The final decision, therefore, rests with the people of the Wigmore Group of Parishes and will be a straightforward majority of those voting in the referendum.

- 2.7 The Wigmore Group Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) of 2012 as revised in 2018, and the online National Planning Policy Guidance (NPPG).
- 2.8 This means that Wigmore Group Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire Council’s Core Strategy.
- 2.9 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy adopted on 16<sup>th</sup> October 2015. A full list of its relevant policies is provided in Appendix A.



## 3. Wigmore Group Parishes past and present

### 3.1 History of the Wigmore Group Parishes

#### Wigmore Parish

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



described in Pevsner's *Buildings of England: Herefordshire* and the writings of respected local historian, J W Tonkin.

- 3.9 Founded as a collegiate church by the powerful Mortimer family, the church lies on the site of an earlier Saxon building. The building has a very early Norman nave. Herringbone masonry is visible on the outside of the north wall. The church stands above the village and, with the ruined castle, dominates the village and surroundings of Wigmore. The churchyard cross is much restored. It stands on a 14th century base, with an ogee-headed niche. This feature is found in a number of churches along The Marches. More rare inside is a piscina high on the south wall by the chancel arch. This is a legacy of the original rood screen which, unusually, had an altar on it.
- 3.10 Wigmore was one of the first areas in England to have an Enclosure Act. Dating from 1772, this act affected the moor and woods nearby. The dividing earth banks still survive.
- 3.11 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Wigmore as follows:
- "WIGMORE, a village, a parish, and a hundred, in Hereford. The village stands 5 miles SE of Bucknell r. station and 9 NW of Leominster; is a seat of petty-sessions; and has a post-office under Kingsland, Herefordshire, a police station, and fairs on 6 May and 5 Aug. -The parish includes part of Limebrook, and is in Ludlow district. Acres, 3,441. Real property, £3,342. Pop., 499. Houses, 104. The property is subdivided. A castle stood, in the Saxon times, on an eminence a little W of the village; was rebuilt, in the 12th century, by Ranulph Mortimer; and has left some remains."*
- 3.12 The Gazetteer of the British Isles of 1887 showed that the village of Wigmore had not changed much in fifteen years - indeed, the number of inhabitants had declined slightly: 3,441 acres (13.93 km<sup>2</sup>) contained a population of 417. Similarly, the Wigmore hundred's 46,354 acres (187.59 km<sup>2</sup>) contained a population of 5,665.

### **Leinthall Starkes Parish**

- 3.13 Leinthall Starkes is a village and civil parish adjacent to Wigmore and about 7 miles south-west of Ludlow.
- 3.14 Back in 1870-72, John Marius Wilson's "Imperial Gazetteer of England and Wales" described Leinthall Starkes like this:
- "LEINTHALL-STARKES, a parish, with a village, in the district of Ludlow and county of Hereford; 5 miles WNW of Woofferton-Junction r. station, and 6 SW by W of Ludlow. Post town, Wigmore, under Kingsland, Herefordshire. Acres, 990. Real property, with Leinthall-Earls, and Elton, £3,791. Rated property of L.S. alone, £1,017. Pop., 144. Houses, 29. The property is all in one estate. The living is a p. curacy in the diocese of Hereford. Value, £53. Patron, A. R. B. Knight, Esq. The church is ancient, and has a belfry. There are an endowed school, with £14 a year, and other charities £4."*
- 3.15 The church in Leinthall Starkes is St. Mary Magdalene. The church is located a little way from the village and probably marks the site of the older and now deserted village. It is a simple church with a Norman foundation, with a few later additions. Although the bellcote is 17th century, the 2 bells are about 750 years old and amongst the oldest working bells in the country. It is approached down its own green lane and is a haven of peace and quiet.

### **Elton Parish**

- 3.16 Elton is a village and civil parish situated on the Wigmore to Ludlow road. It lies Northeast of Leinthall Starkes and South of Pipe Aston.
- 3.17 Elton is a settlement of considerable historical value. It has its own entry in the Domesday Book. Following the Norman conquest, it was the seat of Eadric, known as Silvaticus, who fought against Norman forces for several years but was finally subdued.

3.18 In the eighteenth century, Thomas Andrew Knight, one of Britain's most influential botanists and second president of the Royal Horticultural Society, made his home at Elton Hall before inheriting Downton Castle. He used the Elton Hall garden and fields for many horticultural experiments, mostly with fruit trees, applying scientific principles to practical problems.



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

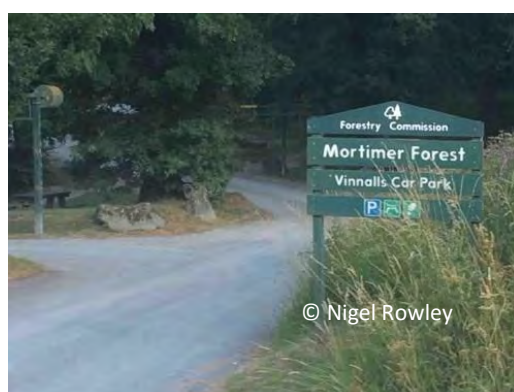
3.20 The land is mainly used for agriculture, with several farms and some traditional orchards. There is no mains water or sewerage in Elton or Pipe Aston, so all households rely on private bore holes for water supply and septic tanks for sewage disposal.

### Pipe Aston Parish

3.21 Pipe Aston is a small village and civil parish in the far North of Herefordshire, close to the Shropshire border. It is a village of historical importance with its own entry in Domesday Book. It has a Norman motte, close to which is a Norman church with a beautifully preserved tympanum of national significance within the Herefordshire School of Romanesque carving, as well as a font of similar period and the remains of a number of wall paintings of various dates.

3.22 Early in the 17th century Aston built up a rural industry exploiting the local availability of clay and wood (for charcoal) to make the then newly-introduced clay pipes. As Aston was a common settlement name, the village eventually became known as Pipe Aston. Its products have been found in London and many other locations. The area retained its skills and reputation for pipe-making for several centuries, even after the local clay resource had run out.

3.23 The village, consisting of old farm houses and cottages in half-timber and stone, has a scenic and historical atmosphere. It nestles at the foot of Juniper Hill, within Mortimer Forest; an area managed by the Forestry Commission notable for its unspoilt landscapes and rich wildlife. The forest is used extensively by local residents (including many from Ludlow and other parts of Shropshire) and day visitors who come to partake in physical activities like walking, running, cycling and orienteering, as well as to study the wildlife and immerse themselves in the tranquil natural environment. The area is thus an important amenity supporting the mental, physical and social wellbeing of the local and wider community.



## 3.2 Wigmore Group Parishes Today

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

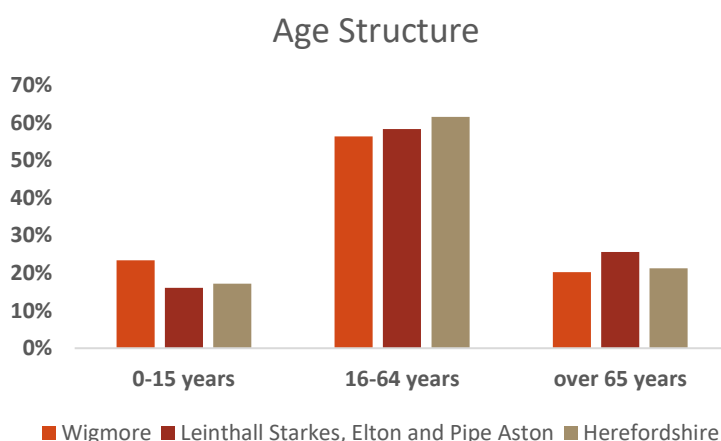
### Population

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

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

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

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



### Housing

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

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

Figure 3. Accommodation Type

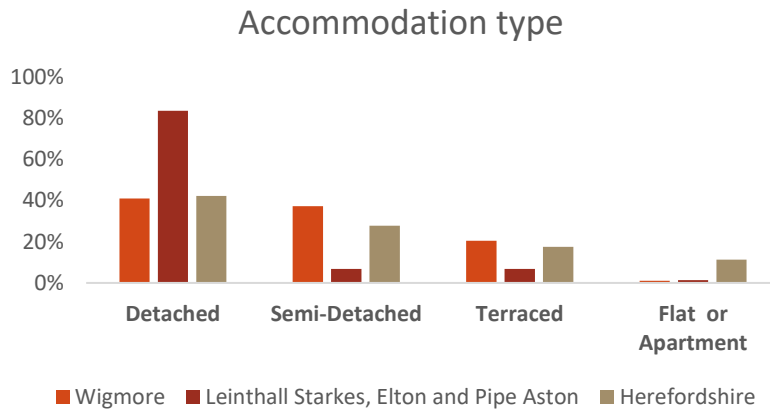


Figure 4. Accommodation Tenure

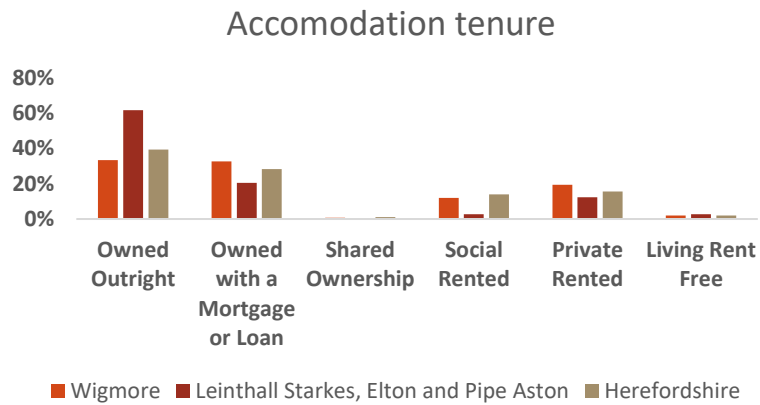
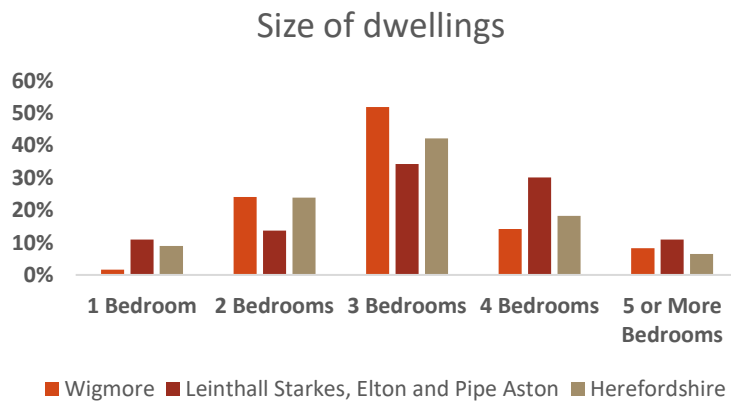


Figure 5. Accommodation size

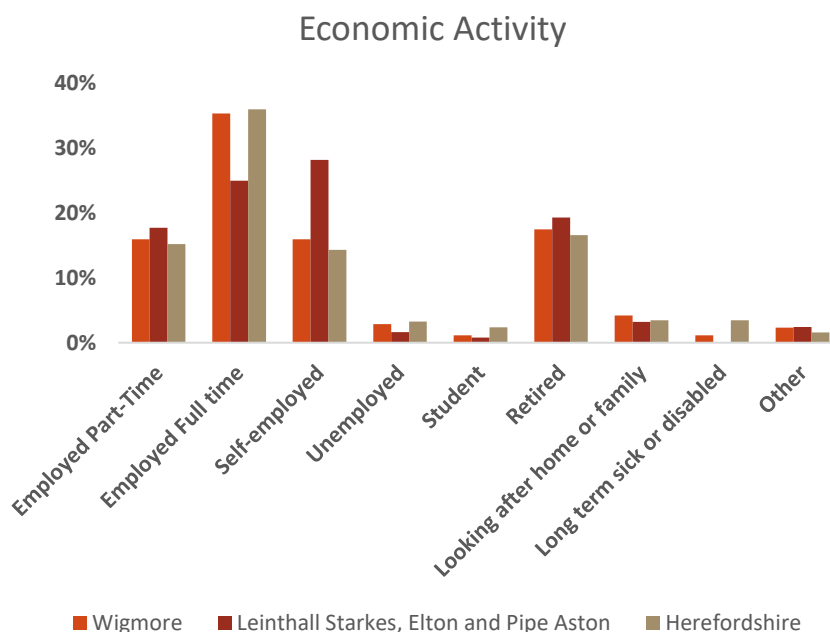


### Economic Activity

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



Figure 6. Economic Activity



### Education and Qualifications

- 3.31 Of residents aged over 16, 19.8% of Wigmore residents and 19.9% of residents of Leinthall Starkes, Elton and Pipe Aston have no qualification. However, this is below the Herefordshire average of 22.9%.
- 3.32 Of residents aged over 16, in Wigmore 32.4% and in Leinthall Starkes, Elton and Pipe Aston 34.8% have achieved a level 4/5 qualification or above. This compares to 27.5% in Herefordshire.

### Car Ownership and travel to work

- 3.33 8.6% of households in Wigmore, and 2.7% in Leinthall Starkes, Elton and Pipe Aston do not own a car or van, compared to 16.4% in Herefordshire. 51.2% of Wigmore residents drive a car or van to work, compared to 42.7% in Leinthall Starkes, Elton and Pipe Aston and 42.4% in Herefordshire. 7.3% of Wigmore residents and 16.9% of residents in Leinthall Starkes, Elton and Pipe Aston work from home.

### Health

- 3.34 82.6% of residents in Wigmore, and 83.3% in Leinthall Starkes, Elton and Pipe Aston define their health and good or very good. 0.1% in Wigmore and 1.2% in Leinthall Starkes, Elton and Pipe Aston define their health as very bad.

### Natural Environment

- 3.35 The Natural England National Character Area (NCA) classification identifies the Wigmore Group of parishes as within NCA 98: *Clun and North West Herefordshire Hills*. It defines the key characteristics of the landscape as follows:
- This is an undulating, tranquil, rural area, divided by the narrow valleys of the River Clun and River Teme. The steep-sided, shallow-domed hills of Clun Forest are similar in character to the Welsh hills. Small, wooded, enclosed upper valleys broaden to flat-bottomed, farmed lower valleys.

- The area is composed of two distinctive geological regions as a result of earth movements along the Church Stretton Fault, which runs diagonally south-westwards through the NCA. To the north-west, the deep-water deposits of the Silurian Period give rise to a dissected plateau with glacially deepened valleys running eastwards out of Wales. To the southeast, the shallow water deposits are characterised by a continuation of the dip-and-scarp topography of the adjacent Shropshire Hills NCA. The landscape expression of these geological differences epitomises the transition eastwards from upland to lowland Britain.
  - Cool climate, high rainfall and acidic brown earth soils give rise to moorland vegetation in the uplands, while arable cultivation is carried out on lower slopes, where the soils are silty but free-draining.
  - The main rivers in the NCA are the east-flowing rivers Teme and Lugg. The rivers Redlake, Clun, Unk and Kemp flow south-eastwards, meeting to form flood plains of alluvial sands and silts. Many watercourses are 'unimproved', retaining a great deal of physical and biological diversity, and are noted for their high-water quality and associated riparian habitat. They provide important habitats for species such as Atlantic salmon, freshwater pearl mussel and dipper.
  - Well wooded area with semi-natural woodland, upland oak and wet woodland, especially on steep valley slopes. Ancient woodland and Plantations on Ancient Woodland Sites are important features. Woodland habitats hold important assemblages of nationally declining bird species, including wood warbler, pied flycatcher, redstart and tree pipit. The straight edges of large, conifer plantations contrast with the remnant, ancient, semi-natural woodland.
  - Ancient wood pasture and parkland is extensive and an important habitat, with fine specimens of veteran trees in unimproved pasture supporting nationally rare lichens and insects such as scarlet longhorn beetle and high brown fritillary.
  - Moorland, extensive areas of unimproved semi-natural grassland, purple moor-grass, rush pasture and lowland flood plain grazing marsh can be found across the area.
  - Irregular field patterns in valleys and around settlements contrast with large, rectilinear fields on higher ground.
  - A Welsh settlement pattern of isolated farmsteads, small fields and Welsh farm names in the uplands contrasts with nucleated villages, castles, and English and anglicised names in the valleys.
  - The area holds a large number of heritage features from Offa's Dyke to iron-age hill forts, castles and the conical mounds of mottes and planned boroughs on the eastern edge.
  - The NCA offers an extensive network of rights of way and open access land, as well as the Offa's Dyke National Trail. There are a number of other local trails such as the Herefordshire Trail, Mortimer Trail, Shropshire Way and Jack Mytton Way.
- 3.36 The Herefordshire Landscape Character Assessment (LCA) 2004 (updated 2009) describes three landscape types as occurring in the Wigmore Group of Parishes: Principal Wooded Hills (7.6), Wet Pasture Meadows (7.15) and Principal Settled Farmlands (7.21). These are described as follows:
- **Principal Wooded Hills.** These are upstanding, densely wooded, hilly landscapes with a steeply sloping topography. The inherent character is derived from the pronounced relief and the dominant, flowing woodland cover which provide a strong sense of unity and visual integration. These are landscapes of large irregularly shaped ancient woodlands and wooded streamlines

which interlink with the surrounding hedged fields. The nature of the physiography, particularly the steepness of slope, has inhibited clearance for agricultural use in the past, although a small proportion of pastoral fields are now present. These landscapes have therefore retained a significant cover of ancient semi-natural woodland, typically occurring in extensive, linked belts. Where clearance has taken place in the past, the presence of strong hedge lines with a good representation of hedgerow tree cover contributes to the visual integration of the landscape. The ancient semi-natural status of many of these woodlands confirms their high nature conservation value. These landscapes are sparsely settled by farmsteads and wayside cottages. Views are usually framed between the woodland blocks.



- **Wet Pasture Meadows.** These are flat, low lying and largely uninhabited landscapes. They are found where the land form has naturally created poorly drained, low lying basins collecting water from the surrounding low hills or scarps. These are landscapes which, in the past, have been protected from change by the difficulty of cultivating soils with such poor drainage. They have consequently been avoided as sites for settlement and roads, and have often not been considered economically viable for agricultural improvement. This, together with the widespread pastoral land use, and associated traditional methods of management, has favoured the retention of wetland habitats of considerable wildlife interest and a certain wilderness quality. These are secluded, pastoral landscapes characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. Pollarded willows are often a distinctive feature.



- **Principal Settled Farmlands.** The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees

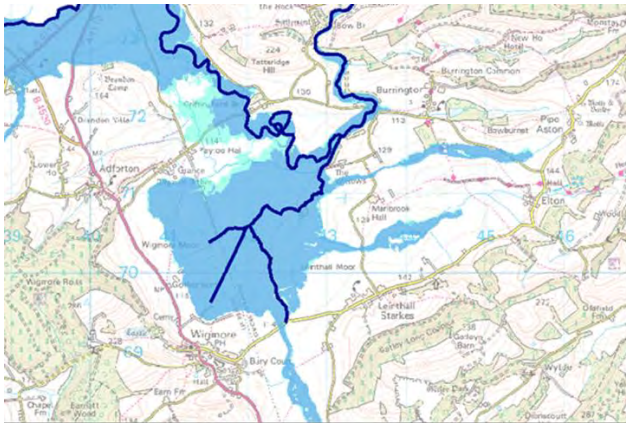


around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards, grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.

- 3.37 There are six Sites of Special Scientific Interest (SSSIs) within or adjacent to the Wigmore Group designated neighbourhood area. Four are important geological sites, the other two being designated for their biological importance:
- *Elton Lane Cutting* (a classic geological section in the Ludlow Series of the Silurian geological system);
  - *Mortimer Forest* (an exceptionally important geological site for displaying sections through Wenlock and Ludlow Series rocks);
  - *Burrington Sections* (rock outcrops providing important exposures of the top of the Coalbrookdale Formation and the overlying Wenlock Limestone - a key reference area for study of the Silurian geological system);
  - *Burrington Farm Stream Sections* (a key section in the Ludlow Series Elton Beds geological formation);
  - *Burrington Meadows* (damp marshy permanent pasture bounded by scrub and drier neutral grassland: a good example of a species rich, sedge dominated grassland, a type which is becoming increasingly rare);
  - *River Teme* (the river channel is of special interest as a representative, near-natural and biologically-rich river type associated with sandstone and mudstones). These attributes and the river's high water quality support significant river plant, fish and invertebrate communities and otter populations). The River Teme flows through the nearby Downton Gorge National Nature Reserve and Special Area of Conservation (SAC).
- 3.38 There are also a number of Local Wildlife Sites and Regionally Important Geological Sites (RIGS) in the Wigmore Group Parishes area (See Appendix C).
- 3.39 There are also many areas of ancient woodland in the Wigmore Group Parishes area, such as Wigmore Rolls, Barnett Wood, Hall Wood, Kingacre Wood and Mortimer Forest.
- 3.40 The Wigmore Group area, around the Wigmore village, has a large area of land designated as Flood Zone 3 in the floodplain of the River Teme (Map 2).



**Map 2. Flood Risk Areas in Wigmore Group area**



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**Historic Environment**

- 3.41 There is a wealth of heritage assets in the Wigmore Group area. Wigmore parish has 38 Listed Buildings (3 Grade I, 1 Grade II\*, 34 Grade II), and 1 Scheduled Monument. In addition, the historic core of Wigmore is designated as a Conservation Area (see Map 3).
- 3.42 Leinthall Starks parish has 1 Grade II\* Listed Building and 4 Grade II Listed Buildings.
- 3.43 Elton parish has 12 Grade II Listed Buildings.
- 3.44 Pipe Aston parish has 1 Grade I Listed Building, 3 Grade II Listed Buildings and 1 Scheduled Monument.
- 3.45 A list of the Listed Buildings and Scheduled Monuments is provided in Appendix B.

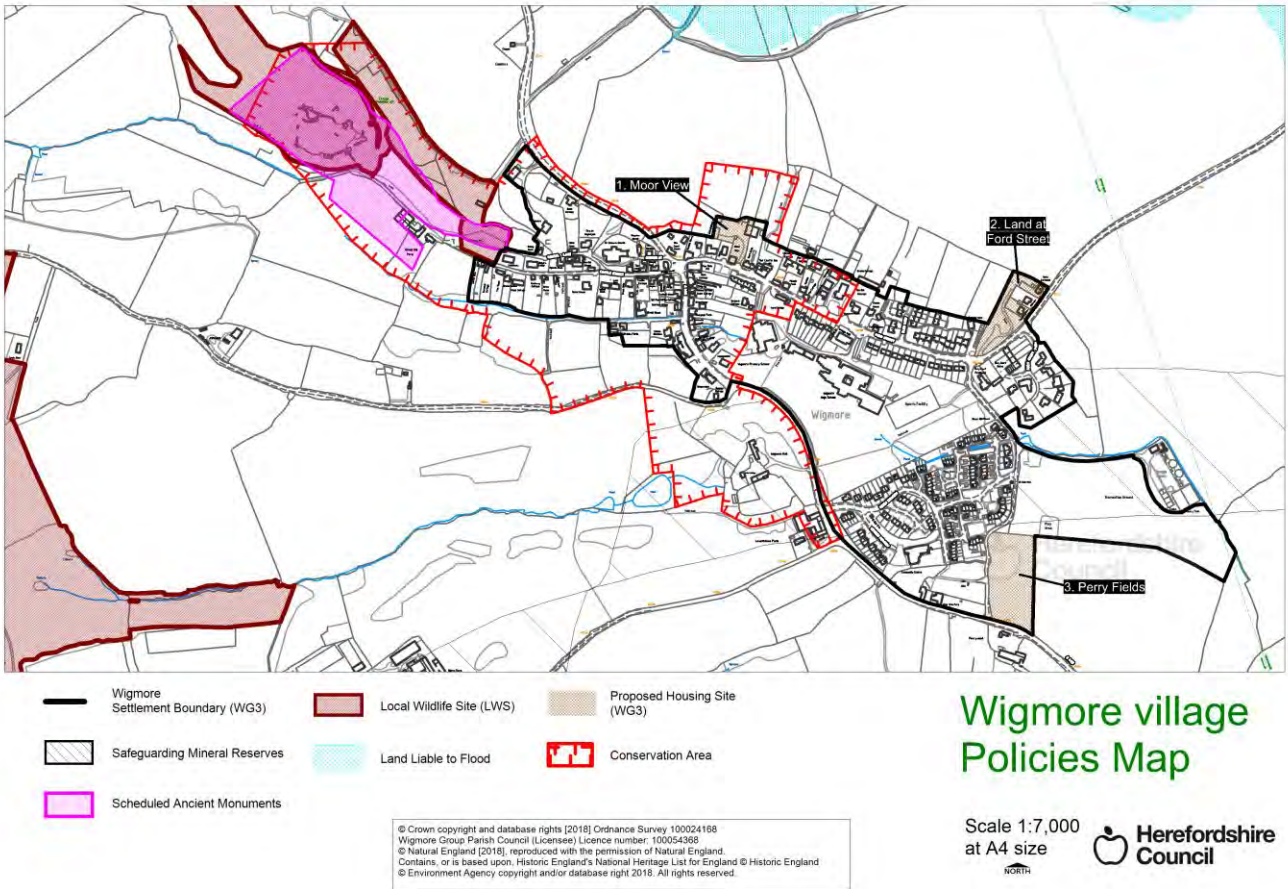


## 4. Key issues for the Wigmore Group Neighbourhood Plan

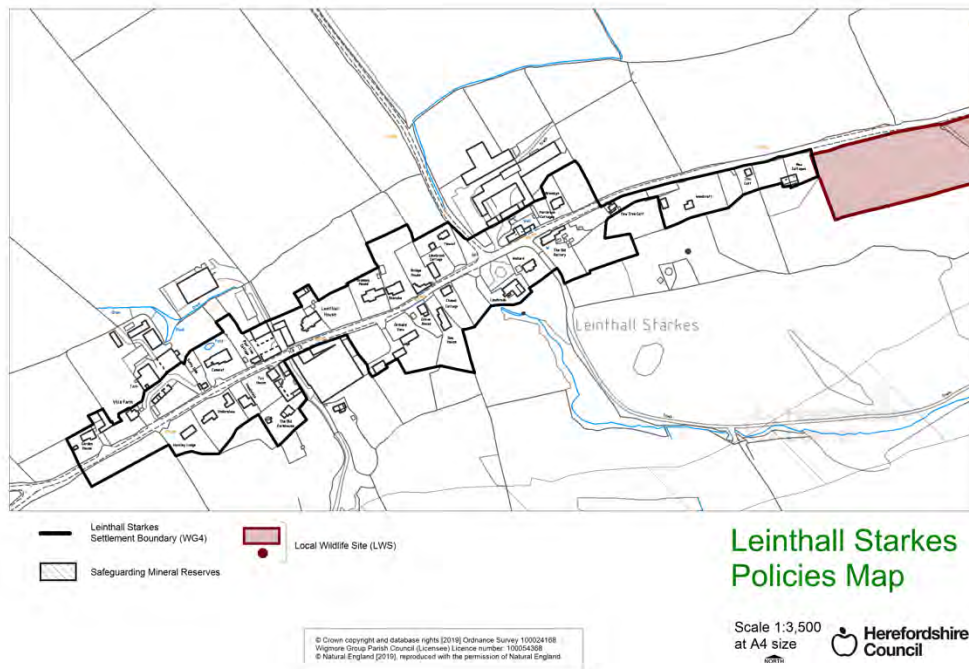
### Herefordshire Planning Policy

- 4.1 Herefordshire Council's strategic planning policy is now contained in the Herefordshire Core Strategy.
- 4.2 Following the adoption of the Herefordshire Core Strategy on 16 October 2015, as the strategic planning policy, the Wigmore village settlement boundary became obsolete. The Core Strategy does not identify a new settlement boundary for Wigmore but sets out a development strategy for Herefordshire and Wigmore's place within that strategy.
- 4.3 Across Herefordshire's rural areas these main focal points will have to provide for a minimum of 5,300 new dwellings over the plan period of 2011-2031. Within the Leominster Housing Market Area (HMA), a minimum of 730 dwellings will have to be provided over this period. The Herefordshire Core Strategy sets a growth target for the Leominster Rural HMA of 14%.
- 4.4 The Wigmore Group Neighbourhood Development Plan is guided by the key principles identified in Policy RA2 of the Herefordshire Core Strategy. Wigmore is identified as being the hub of the group of Parishes, having all common services (e.g. Village Hall, community shop, mobile post office, leisure facilities, garage and a limited bus service). Residents also use the facilities in the nearby market towns of Ludlow and Leominster.
- 4.5 Within the Herefordshire Core Strategy, Policy RA1 identifies Wigmore as a settlement which will be the main focus of proportionate housing development, and Leinthall Starkes as a settlement where proportionate housing is appropriate.
- 4.6 The Wigmore Group Parish Council has considered it expedient to establish a settlement boundary for both these settlements (Wigmore and Leinthall Starkes) in order to ensure future development is sustainable.
- 4.7 The settlement boundaries (Maps 3 and 4) have been defined after taking into account the criteria set out in Neighbourhood Development Plan Guidance Note 20 (*Guide to Settlement Boundaries*). Specifically, the boundaries have been set so that they are:
  - consistent with the largely linear settlement forms of the historic parts of the villages;
  - are at the edge of the built-up areas of the villages, but excluding some large gardens;
  - take into account the locations of recent developments and existing planning permissions;
  - include the areas of land allocated in this Neighbourhood Development Plan for future housing in Wigmore;
  - include sufficient land in Leinthall Starkes to allow for its future proportionate housing allocation;
  - follow, as far as possible, physical features such as roads, and garden and field boundaries; and
  - include amenity areas, including the community Field in Trust adjoining Bury Lane, Wigmore, and Wigmore School grounds.
- 4.8 Settlement boundaries have been set also so as to take into account the local topography, including flood risk areas (see Map 2) and landscape slopes and valleys.
- 4.9 The community field which adjoins Bury Lane in Wigmore is registered with Fields in Trust as community land. This has also been registered as such with the Land Registry. The western boundary of the Fields in Trust land has been set back from Bury Lane because the Parish Council may wish to widen Bury Lane at some stage in the future to relieve the traffic flow through the village (mainly due to school traffic issues – see also paragraph 6.3.4)

**Map 3. Wigmore village Policies, including the Settlement Boundary and proposed housing sites**



**Map 4. Leinthall Starkes Policies Map, including the Settlement Boundary**



## Locally Identified Issues

- 4.10 As well as all the national and local planning policy issues that the Wigmore Group Neighbourhood Plan must take into account, there are also a number of issues that have been identified locally, including through the work of the Wigmore Neighbourhood Plan Steering Group and the consultations and surveys that have taken place during the development of the Draft Plan.
- 4.11 This work has identified the following issues from the survey carried out in mid 2013 which need to be addressed, as far as is possible:
- Problems with traffic speeds, limited parking and the need for improvements to existing roads;
  - Improving tourism facilities in the area;
  - Improving community buildings and facilities in the area;
  - Improving the local environment;
  - Improving footpaths/cycleways and expansion of the network;
  - Improving signage to villages;
  - Improving poor transport links, including the bus services;
  - Improving employment opportunities;
  - Addressing issues with Wigmore school and transport/parking;
  - Addressing the lack of “mid-range” housing; and
  - Addressing the lack of “things to do”
- 4.12 The WGPC considers that all these issues above are still pertinent in 2018. In addition, the following two issues have been subsequently identified to WGPC by local residents as important:
- The increasing volume and speed of traffic (including agricultural vehicles) on minor roads in the Parishes, which are also used by walkers, cyclists and horse-riders; and
  - The need to maintain and enhance the natural environment of the Parishes, including its landscapes, habitats and wildlife.

## Environmental issues and constraints

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



processes. There is a RIGS located to the west of Wigmore village within the site of the Scheduled Ancient Monument.

- 4.18 The Group of Parishes also contains part of Mortimer Forest, an important community asset. The forest is ecologically important ancient woodland which supports a range of rare and endangered species, including a unique population of long-haired fallow deer, wood white butterflies, great crested newts, hazel dormice, several nationally Red-listed species of birds and many species of bats.
- 4.19 The various designations of these sites mean the Neighbourhood Plan must take account of them by ensuring that a Strategic Environmental Assessment is produced, to ensure that the Plan will not have any adverse impacts on these sites. This is undertaken by Herefordshire Council in consultation with the relevant bodies.
- 4.20 The locations of a number of these wildlife designations are shown in the Wigmore Group Policies Map (Appendix C).



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

### Aims

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

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

### Sustainable development for the whole community

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

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

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

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

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

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

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

### Vision

**In 2031 for the Wigmore Group of Parishes to be a flourishing community, genuinely sustainable, with the rural nature of all four Parishes maintained, providing a natural and built environment in which residents enjoy living, working and playing, and which is welcoming and attractive to visitors and tourists**



## Objectives

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

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

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

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

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

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

**OBJECTIVE 6:** To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistent with maintaining the character of the area.

## 6. Policies and Proposals

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

### 6.1 Natural Environment

#### OBJECTIVE 1

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

#### POLICY WG1

#### PROTECTING AND ENHANCING LOCAL LANDSCAPE CHARACTER

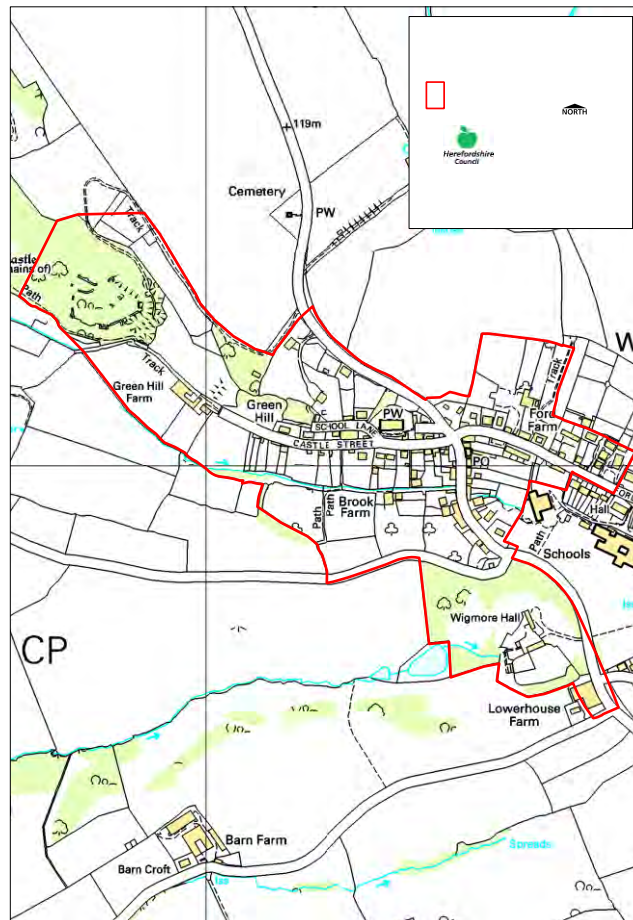
**So as to ensure fully that the historic landscape settings of the Wigmore Group villages are maintained and developed sustainably for future generations, ensure that:**

- a. All heritage assets and their landscape settings are fully maintained;
- b. The Wigmore Conservation Area is fully maintained and enhanced; and
- c. All natural landscapes, their wildlife and the character of the Parishes are maintained.

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

- c. Preserve and not significantly detract from those parts of locally significant views (see Maps 6 and 7 for locally significant landscape views) that are visible from locations that are freely accessible to members of the general public (for example from a public footpath, right of way, roadside, or other publicly accessible land). Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
- d. Enhance the existing development form of scattered villages, hamlets and farmsteads within the wider setting of the area.
- e. Conserve local landscape features, where possible.
- f. Ensure that there is no enhanced risk of indirect downstream water quality impacts on the River Teme and Downton Gorge nationally and internationally important conservation areas.
- g. Incorporate mature and established trees into future landscaping schemes, where possible.
- h. Preserve and enhance local habitats and wildlife corridors, particularly for rare and endangered species. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.
- i. Design and deliver high quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.

Map 5. Wigmore Conservation Area



## POLICY WG2

### DARK SKIES

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

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

Applicants will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available.

Proposals whose lighting will have a detrimental impact on the established character of the key settlements and surrounding landscape will not be acceptable.

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

## Background/Justification

6.1.1 Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives:

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

6.1.2 The government's National Planning Policy Framework 2018, Section 16. *Conserving and enhancing the historic environment*, paragraphs 193 and 194, state:

"193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

"194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

6.1.3 Policy LD3 of the Herefordshire Core Strategy states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. Identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
2. Provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
3. Integration with, and connection to, the surrounding green infrastructure network.

6.1.4 Policy SS6 of the Herefordshire Core Strategy requires that:

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

6.1.5 Policy LD4 of the Herefordshire Core Strategy requires that:

*"Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives: the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;"*

6.1.6 Policy SD3 of the Herefordshire Core Strategy states, concerning sustainable water management and water resources, states that:

*“Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation.”*

6.1.7 Policy SD4 of the Herefordshire Core Strategy, on waste water treatment and water quality, states that:

*“Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.”*

6.1.8 Other relevant Herefordshire Core Strategy policies include SS1 and LD2.

6.1.9 The locally significant views shown in Maps 6 and 7 provide examples of such views of the non-built landscape settings of the Wigmore Group villages. These are not an exclusive set of such views from locations freely accessible to the general public which are valued by the local community. Furthermore, there are also many locally significant views of buildings in their village settings.

## Local Evidence

6.1.10 The 2013 Questionnaire results indicated that a pleasant environment is important to the community. The Regulation 14 consultation responses strongly reinforced the great importance to the community of the character of the built villages’ environment, their historic landscape settings and the maintenance and enhancement of the Wigmore Conservation Area.

### Map 6. Locally significant views - Wigmore





## *Wigmore Group Neighbourhood Development Plan 2011-2031*

Map: © Crown copyright and database rights [2015] Ordnance Survey 100055940 Wigmore Group Parish Council (Licensee) Licence number 100054368

Photo credits: Views A, D & E: © Nick Davidson; Views B & C © Bryan Casbourne

### **Map 7. Locally significant view – Leinthall Starkes**



Map: © Crown copyright and database rights [2015] Ordnance Survey 100055940 Wigmore Group Parish Council (Licensee) Licence number 100054368. Photo credit: © Alan Dowdy

## 6.2 Housing

### OBJECTIVE 2

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

### OBJECTIVE 3

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

## POLICY WG3

### NEW HOUSING DEVELOPMENT IN WIGMORE

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

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

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

## POLICY WG4

### NEW HOUSING DEVELOPMENT IN LEINTHALL STARKES

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

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

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

## POLICY WG5

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

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

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

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

## Background/Justification

- 6.2.2 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Leominster Rural HMA a minimum of 730 dwellings will be required over the plan period and villages should have a target of 14% growth.
- 6.2.3 Policy RA2 of the Herefordshire Core Strategy (2011-2031) states that the growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15 of the Core Strategy. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.
- 6.2.4 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 369 dwellings. Applying the housing growth target of 14% for the plan period, the Wigmore Group Parishes is required to find in the region of 52 dwellings.
- 6.2.5 However, planning completions and commitments as at November 2018 account for 21 dwellings in total as detailed in Table 1 below.
- 6.2.6 Therefore, a figure of in the region of 31 dwellings need to be accounted for within this Neighbourhood Plan.
- 6.2.7 Following the Regulation 14 consultation held early 2017, the WGPC was notified of four potential sites in Wigmore where landowners may wish in the future to make an application for housing development. All four were adjacent to the earlier settlement boundary that was proposed at that time. However, of the four sites proposed, one adjacent to the A4110 north of the village has been ruled out because of major access issues, including being safely accessible only by vehicle. Another site proposed (Moor View) lies within the Wigmore Conservation Area.
- 6.2.8 Following further consideration, it was agreed by the WGPC that the Wigmore village settlement boundary could be extended to include two of these sites and part of a third site within the revised settlement boundary shown in Map 3, without breaching the criteria set out NDP Guidance Note 20.
- 6.2.9 These areas are shown on Map 3 and are as follows:
1. Part of Perrys Field (Map 3: site 3) measuring 1 hectare in size. The proposal is that this site will be developed in two phases, each phase to be of 11 houses. This development will allow for the widening of Bury Lane. Total 22 dwellings.
  2. Land at Ford Street to the north-east of the village (Map 3: site 2), comprising an area of 0.55 ha, allowing for a potential capacity of 10 dwellings.
  3. Brownfield land at Moor View, Ford Street to the north of the village (Map 3: site 1) measuring 0.30 ha in size allowing for a potential capacity for four to six dwellings. The original proposal was for approximately 1 hectare including both the brownfield area and adjacent greenfield land. However, this site lies wholly within the Wigmore Conservation Area and development of this greenfield area was strongly considered to be a major and unacceptable incursion into the historic landscape setting of Wigmore and its listed buildings and would have breached the requirement to maintain and enhance the Conservation Area. Sensitive development of the brownfield part of the Moor View site can be considered an enhancement of that part of the Conservation Area.
- 6.2.10 For the Moor View brownfield site, the type of dwellings considered should minimise the visual impact within the historic landscape setting of the village and its significant views, and so as to maintain and enhance the Conservation Area.

*Wigmore Group Neighbourhood Development Plan 2011-2031*

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

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

6.2.13 In total these Wigmore and Leinthall Starkes allocations envisage 39-41 dwellings, in excess of the required 31 dwellings.

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

<b>Village</b>	<b>Address</b>	<b>Description</b>	<b>Number of dwellings</b>
<b>Completions</b>			
Elton	Marlbrook Hall, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HR	Conversion of redundant farm building to form six houses.	6
Leinthall Starkes	Limebrook Farm, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HP	Erection of 3-bedroom detached local needs dwelling, single garage and; attached woodstore and repositioning of existing field access.	1
Wigmore	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshire SY7 0EF	Proposed conversion and alterations to create two dwellings	2
Leinthall Starkes	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	Proposed dwelling to replace mobile home, garage & foaling box.	1
Leinthall Starkes	Lane Cottage, Leinthall Starkes, SY8 2HP	Previously derelict & unoccupied house since 1970's. Now renovated	1
<b>Total</b>			<b>11</b>
<b>Commitments</b>			
Wigmore	Pear Tree Farm, Wigmore, Herefordshire, HR6 9UR	Proposed residential development of five detached houses.	5
Wigmore	Land at Wigmore Hall, Wigmore, Leominster, Herefordshire, HR6 9UL	Conversion of redundant buildings to form a single dwelling.	1
Wigmore	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire, HR6 9VA	Proposed demolition of an outbuilding and erection of a single; detached dwelling house.	1
Wigmore	4 Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Erection of single detached dwelling and garage	1
Leinthall Starkes	The Stables, Leinthall Starkes, Herefordshire, SY8 2HP	Proposed conversion of redundant stable building into a two bed; residential dwelling.	1
Leinthall Starkes	Land East of Brooklyn, Leinthall Starkes, SY8 2HP	Proposed erection of a single detached dwelling with associated driveway & gardens	1
<b>Total</b>			<b>10</b>



6.2.14 The Core Strategy identifies Wigmore as being the settlement which will be the main focus of proportionate housing development, with Leinthall Starks being identified as the other settlement within the parish where proportionate housing is appropriate. Pipe Aston and Elton fall under Core Strategy Policy RA3 (Herefordshire's countryside) concerning developments in rural areas outside of settlements.

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

## **Local Evidence**

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

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

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

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

## 6.3 Community Facilities

### OBJECTIVE 4

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

#### POLICY WG6

##### WIGMORE VILLAGE

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

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

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

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

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

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

#### POLICY WG7

##### WIGMORE SCHOOL

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

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

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

## Background/Justification

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

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

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

## Local Evidence

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

Local businesses: Leinthall Starkes, Pipe Aston & Elton



Wigmore services and amenities



Photos. Wigmore © Nick Davidson; Leinthall Starkes, Pipe Aston & Elton © Gill Bilbrough

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

## 6.4 Design & Heritage

### OBJECTIVE 5

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

#### POLICY WG8

##### DESIGN OF DEVELOPMENT IN THE WIGMORE GROUP PARISHES

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

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

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

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

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



## POLICY WG9

### DESIGN OF DEVELOPMENT IN THE WIGMORE CONSERVATION AREA

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

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

Traditional building styles in the Wigmore Conservation Area



Photos © Nick Davidson

Traditional building styles: Leinthall Starkes, Pipe Aston & Elton



Photos © Jano Rochefort, Nigel Rowley & Gill Bilbrough



## Background/Justification

6.4.1 The government's National Planning Policy Framework 2018, Section 16. *Conserving and enhancing the historic environment*, paragraphs 193 and 194, state:

"193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

"194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

6.4.2 Policy SS6 of the Herefordshire Core Strategy states that:

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

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

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

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

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

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

6.4.4 Policy SS6 of the Herefordshire Core Strategy states that:

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

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

## Local Evidence

6.4.6 The 2013 Questionnaire results indicated that a pleasant environment is important to the community. The Conservation Area is considered to be an asset to be maintained and enhanced, as was stressed by many responses to the 2018 Regulation 14 consultation.

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

## 6.5 Local Employment

### OBJECTIVE 6

**To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities consistent with maintaining the character of the area.**

#### POLICY WG10

#### PROMOTING LOCAL EMPLOYMENT AND TOURISM

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

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

#### POLICY WG11

#### NEW COMMUNICATIONS TECHNOLOGIES

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

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

## Background/Justification

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

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

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

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

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

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

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

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small-scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;
- Planning applications which are submitted in order to diversify the rural economy will be permitted where they;
- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network; and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

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

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

Policy E4 notes that by encouraging more overnight stays and associated expenditure, there is potential for revenue from tourism to make a greater contribution to the county's economic wellbeing. The provision of new accommodation and the enhancement of existing accommodation will help achieve this goal. Many visitors to the county come to enjoy the beautiful countryside and there is likely to be a demand for new facilities and accommodations associated with this.

Policy E4 recognises that whilst some small-scale tourism associated development may be appropriate in rural areas, any significant new development for accommodation and facilities should be focused in Hereford and the market towns to maximize sustainable transport opportunities and to protect environmental amenity.

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

### **Local Evidence**

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

6.5.7 The National Cycle Network route NCN44 runs through Leinthall Starkes, Elton and Pipe Aston and is well used. The Herefordshire Trail also runs through Elton. There is a home-based tourism business specialising in cycle hire and some small self-catering and bed and breakfast businesses. The roads and lanes are in poor repair and in places too narrow for cars to pass without reversing. There is a very limited bus service, no pavements and the speed of traffic is a concern.

## Appendix A. National and Local Policies

### National Planning Policy Framework (NPPF)

Para 7. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

### Delivering Sustainable Development

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

**2. Achieving sustainable development**

**3. Plan-making**

**4. Decision-making**

**5. Delivering a sufficient supply of homes**

**6. Building a strong, competitive economy**

**7. Ensuring the vitality of town centres**

**8. Promoting healthy and safe communities**

**9. Promoting sustainable transport**

**10. Supporting high quality communications**

**11. Making effective use of land**

**12. Achieving well-designed places**

**13. Protecting Green Belt land**

**14. Meeting the challenge of climate change, flooding and coastal change**

**15. Conserving and enhancing the natural environment**

**16. Conserving and enhancing the historic environment**

**17. Facilitating the sustainable use of minerals**



## **Neighbourhood plans**

Para 13. The application of the presumption [in favour of sustainable development] has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Para 15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Para 16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

Para 23. Broad locations for development should be indicated on a key diagram, and landuse designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or nonstrategic policies).

Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Para 33. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

Para 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

## **Herefordshire Core Strategy 2011-2031**

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

**SS1 – Presumption in favour of sustainable development**

**SS2 – Delivering new homes**

**SS4 – Movement and transportation**

**SS6 – Environmental quality and local distinctiveness**

**SS7 - Addressing climate change**

### **Place Shaping**

**RA1 – Rural housing strategy**

**RA2 – Herefordshire's villages**

**RA3 – Herefordshire's countryside**

**RA4 – Agricultural Forestry and rural enterprise dwellings**

**RA5 – Re-use of rural buildings**

### **General Policies**

**H1 – Affordable housing – threshold and targets**

**H2 – Rural exception sites**

**H3 – Ensuring an appropriate range and mix of housing**

**H4 – Traveller sites**

### **SC1 Social and Community Facilities**

**OS1 - Requirement for open space, sports and recreation facilities**

**OS2 – Meeting open space, sports and recreation needs**

**OS3 – Loss of open space, sports or recreation facilities**

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

**E1 - Employment provision**

**E2 – Redevelopment of existing employment land and buildings**

**E3 - Homeworking**

**E4 – Tourism**

**LD1 – Landscape and townscape**

**LD2 – Biodiversity and geodiversity**

**LD3 – Green infrastructure**

**LD4 – Historic environment and heritage assets**

**SD1 – Sustainable design and energy efficiency**

**SD3 – Sustainable water management and water resources**

**SD4 - Wastewater treatment and river water quality**

## Appendix B. Statutory Listed Buildings

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

### Wigmore

#### RUINS OF WIGMORE CASTLE

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

#### CHURCH OF ST JAMES

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

#### CHAPEL FARMHOUSE

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

#### UPPER LIMEBROOK FARMHOUSE

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

#### LODGE FARMHOUSE

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

#### QUEEN'S HOUSE

- List Entry Number: 1081738

- Heritage Category: Listing

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

#### FORD FARMHOUSE AND ADJOINING STABLE

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

#### BARN ABOUT 5 YARDS WEST OF PLOUGH FARMHOUSE

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

#### FORD COTTAGE

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

#### BARN ABOUT 20 YARDS NORTH WEST OF GREEN HILL FARMHOUSE

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

OUTBUILDING ABOUT 20 YARDS NORTH EAST  
OF UPPER LIMEBROOK FARMHOUSE

- List Entry Number: 1081744
- Heritage Category: Listing
- Grade: II
- Location: Outbuilding about 20 yards north east of Upper Limebrook Farmhouse, Limebrook, Wigmore.

CALLIS CLOSE

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

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

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

COURT HOUSE

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

BRICK HOUSE

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

METHODIST CHAPEL

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

OAK COTTAGE

- List Entry Number: 1081776
- Heritage Category: Listing
- Grade: II
- Location: Oak Cottage, Broad Street, Wigmore.

BROOK HOUSE

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

GREENHILL COTTAGE

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

WIGMORE HALL

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

OUTBUILDING ABOUT 20 YARDS NORTH EAST  
OF COURT HOUSE

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

TANNERY HOUSE

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



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

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

STEPS HOUSE

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

BARBERRY COTTAGE

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

YEW TREE HOUSE

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

K6 TELEPHONE KIOSK, A4110

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

The PARISH ROOM

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

THE BROOK

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

PERRYWOOD

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

OAKLEY HOUSE

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

PEAR TREE FARM

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

ROCK COTTAGE

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

THE POST OFFICE

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

THE OLD POST OFFICE AND ADJOINING  
OUTBUILDINGS

- List Entry Number: 1349893
- Heritage Category: Listing

## Wigmore Group Neighbourhood Development Plan 2011-2031

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

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

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

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

- List Entry Number: 1349895
- Heritage Category: Listing

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

### OUTBUILDING ABOUT 30 YARDS EAST OF UPPER LIMEBROOK FARMHOUSE

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

### WIGMORE CASTLE

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

## Leinthall Starkes

### CHURCH OF ST MARY MAGDALENE

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

### THE OLD FARMHOUSE

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

### OLD SCHOOL HOUSE

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

### MARLBROOK COTTAGES

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

### LIME BROOK COTTAGE

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

## Elton

### EVANHAY FARMHOUSE

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

### BARN AND BYRE ABOUT 30 YARDS WEST OF MARLBROOK HALL

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

### ELTON HALL

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

### HOLLY TREE COTTAGE

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

### MARLBROOK HALL

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

### PETCHFIELD FARMHOUSE

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

### STABLES ADJOINING ELTON HALL TO THE NORTH

- List Entry Number: 1178638
- Heritage Category: Listing
- Grade: II
- Location: Stables adjoining Elton Hall to the north, Elton.

### OLD ROSE COTTAGE

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

### ELTON FARMHOUSE

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

### FIRCROFT AND ADJOINING HAYBARN

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

### CHURCH OF ST MARY THE VIRGIN

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

### OUTBUILDING ABOUT 5 YARDS SOUTH OF ELTON HALL

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

## Pipe Aston

### CHURCH OF ST GILES

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

### GREENAWAY COTTAGE

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

### HALFWAY HOUSE

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

### THE FARMHOUSE

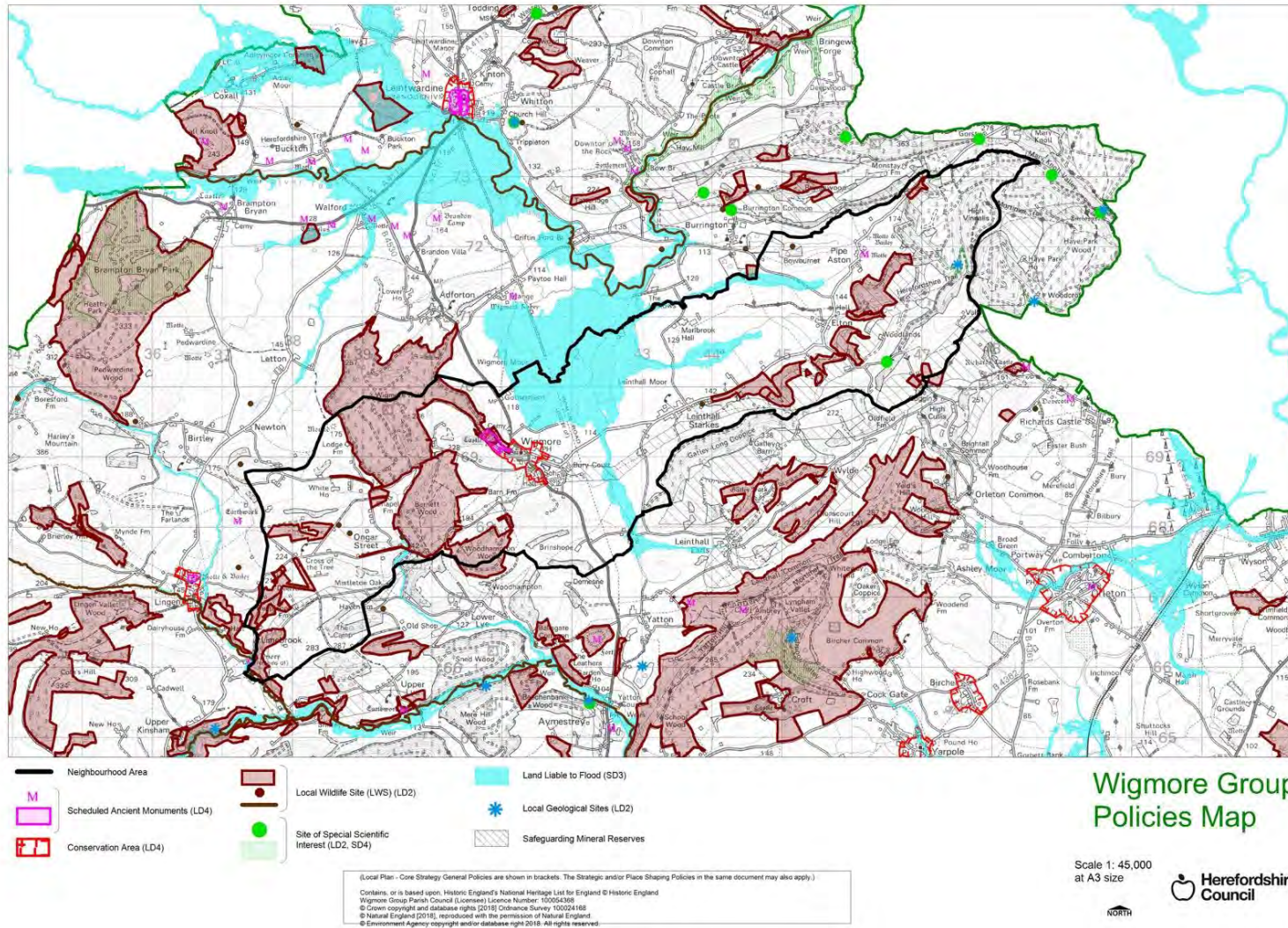
- List Entry Number: 1349902
- Heritage Category: Listing
- Grade: II
- Location: The Farmhouse, Aston, Pipe Aston.

### ASTON TUMP

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



# Appendix C. Wigmore Group Policies Map





## **Appendix D. Potential uses of Community Infrastructure Levy in the Wigmore Group Parishes**

Potential uses of the Community Infrastructure Levy (CIL) in the Wigmore Group Parishes include *inter alia*:

- Enhancement of the Bury Lane, Wigmore Community Field;
- Upgrading Wigmore Village Hall;
- Improving village signage at the entrances to the Wigmore Group villages;
- Widening of Bury Lane, Wigmore; and
- Improving road safety measures within all the Wigmore Group villages.

