



**WELLINGTON**

**REGULATION 14**

**CONSULTATION DRAFT**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

**to 2031**







View 7: from Adzor Bank overlooking Wellington

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# Introduction



(Figure 1) Designation Map

- 1.1 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 and other uses of land, so, too by preparing a Neighbourhood Development Plan, can Parish Councils.
- 1.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 1.3 Wellington Parish Council thinks this is an important right to exercise. In January 2014 the Parish Council applied for the whole Parish to be designated a Neighbourhood Development Planning Area. Herefordshire Council approved this application on 24<sup>th</sup> February 2014 for the area identified in Figure 1 above. Since designation the Parish Council's Neighbourhood Development Plan Steering Group has been preparing this Draft Neighbourhood Development Plan, a plan that when finalised will give local people more say in the future development of the Parish.

## Background

- 1.4 Wellington is a civil Parish in Herefordshire. The Parish stretches from the village centre to the top of Dinmore Hill to the north, including part of Queenswood Country Park, and Wellington Marsh in the South, and includes the hamlets of Burghope and Auberrrow. The eastern boundary is marked by the River Lugg into which Wellington Brook flows. The village is a mixture of historic black and white cottages, farmhouses and modern properties creating a healthy mix of accommodation.
- 1.5 The Parish of Wellington covers an area of 1241 hectares; has a population of 1005 and contains 429 dwellings based on the 2011 Census statistics. Based on the information within the Rural Housing Background Paper (2013) there are 261 dwellings within the village envelope.
- 1.6 The Neighbourhood Development Plan area consists of the settlement of Wellington with the hamlets of Wellington Marsh, Burghope and Auberrrow, and many further residences scattered across a widespread area contained within the Parish boundary.
- 1.7 Wellington is a village with an extremely strong community spirit. Surrounded by the beautiful Herefordshire countryside, Wellington lies mid-way between Hereford City and Leominster and is by-passed by the main A49 trunk road, so that it happily retains its village identity.

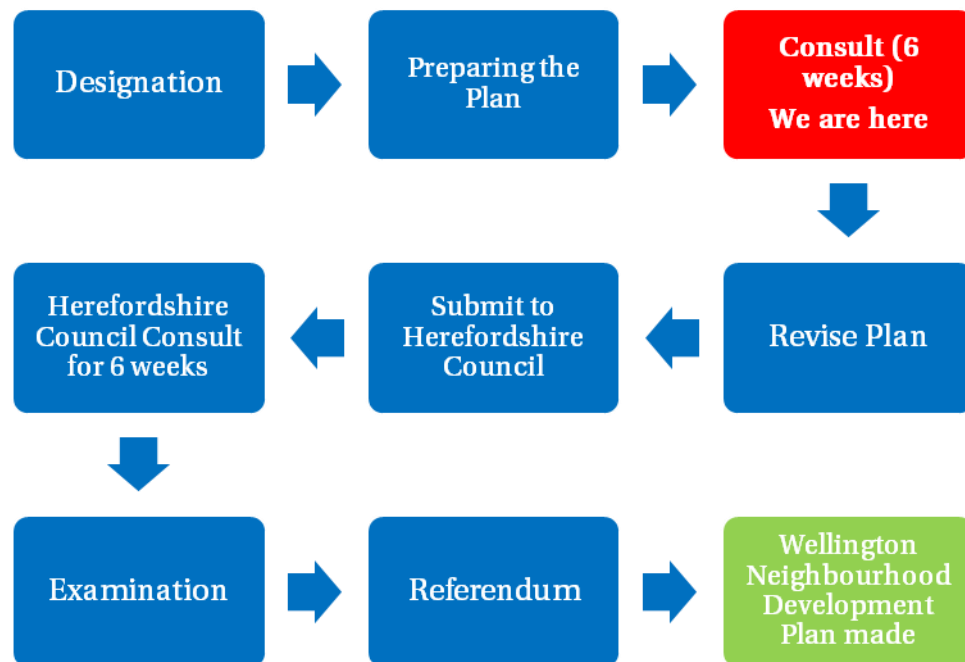
## History

- 1.8 Wellington, anciently Walingtone and Welington meaning a village with watery meadows, is bounded to the north by Dinmore Chapelry; to the west by Canon Pyon; to the south by Moreton-on-Lugg; to the east by Marden, from which it is separated by the Lugg water. Others consider that the name derives from the Anglo-Saxon 'weoh' meaning holy, through 'weo-leah' meaning 'the temple clearing' or possibly 'Weola's clearing.' In 1038 the name was given as Weolintun. The village, which lies 5 miles north-north-west of Hereford, stretches for about a mile from the main Hereford to Leominster road (A49).
- 1.9 Originally, the way into the village was to the north of Bridge House, formerly a coaching inn known as the King's Arms or Bridge Inn built in early Georgian times. The road ran along the causeway by the side of the brook, past Bridge Farm, to join the lane which crosses the brook by a ford next to the church.
- 1.10 Auberrrow is situated about half a mile to the south of the main village, over the Knapp. The name derives from 'berrow' the Anglo-Saxon for a hill or mound. The prefix is from a personal name. Wellington Marsh lies along a single no-through road leading off the A49. Burghope lies north of the village, at the foot of Dinmore Hill. It contains Burghope Court, a timber framed house added to in the early 18th. Century.

# How long will it take to prepare the Neighbourhood Development Plan?

- 2.1 Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 2.2 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The full process is shown below in Figure 2. The Wellington Neighbourhood Development Plan has now reached Draft Plan stage and this document is being consulted upon for six weeks.

Figure 2 - The Neighbourhood Development Plan Preparation Process



- 2.3 After this six week consultation the Wellington Neighbourhood Development Plan will be revised where appropriate and submitted to Herefordshire Council. They will consult on this second Submitted Draft for a further six weeks.
- 2.4 The Wellington Neighbourhood Development Plan will then, in all likelihood, be subject to independent examination. Once the

Neighbourhood Development Plan has been examined it will have to be put to a vote, a referendum, of all those in the Parish, as to whether it should be made part of the statutory development plan system or not.

- 2.5 We hope to reach referendum stage by early 2016 and have a final Wellington Neighbourhood Development Plan by February 2016.

# How to comment on this document

- 3.1 This is the Regulation 14 Consultation Draft of the Wellington Neighbourhood Development Plan. The consultation period will run from Monday 29<sup>th</sup> June 2015 to Sunday 9<sup>th</sup> August 2015. **All comments must be received by 5pm on 9<sup>th</sup> August 2015.**
- 3.2 If you would like to comment or make representations on this document please use a representation form for each separate comment – two copies will have been mailed to you and further copies can be downloaded from [www.wellingtonplan.com](http://www.wellingtonplan.com) or collected by calling Cllr Jenni Gowan on 830022.
- 3.3 The document, and representation form are all available to view and downloads at the following website address:

<http://www.wellingtonplan.com/>

- 3.4 Hard copies of these document are available to view at the following locations:

Community Library (Parish Room) – with a limited number of copies to borrow

Wellington Delights

The Wellington Inn

St Margaret's Church

Wellington Chapel

Wellington Community Association (in the community hall)

In addition all Parish Council members and Neighbourhood Plan Steering Group\* members have a copy available for viewing.

\*contact details of all PC members are on the notice boards and NPSG members details are shown on the Representation Form.

- 3.5 All comments should be returned to:

Mrs. Chris Bucknell

12 Cliveden Grove

Hereford

HR4 0NE

Email address: [wellingtonclerk@btopenworld.com](mailto:wellingtonclerk@btopenworld.com)

Or delivered to one of the addresses shown on the Representation Form



# Key local issues for Wellington

## Locally Identified Issues

- 4.1 As well as all the planning issues that the Wellington Neighbourhood Development Plan has to be aware of from national and local planning policy, there are also a number of issues that have been identified locally, through the work of the Wellington Neighbourhood Development Plan Steering Group, the 2014 Wellington Community Led Plan and questionnaire, and Planning for Real open days held on 12<sup>th</sup> and 13<sup>th</sup> July 2013. Whilst not all of the questions and responses are planning-related issues, they are all issues the community has raised through the consultation and engagement to date.

## Questionnaire

- 4.2 The analysis of the responses on the Community Led Plan Questionnaire have been split into several themes as detailed below. The full analysis and breakdown of responses is available from the theme reports, however the conclusions have been listed below within each section.

## Housing & Development

- 4.3 These questions were devised to inform the Parish Council of people's views on the importance of the character of Wellington and the ways in which the Parish should develop in the future. The following conclusions were reached based on responses provided:
- 4.4
- Q1 It is very important that Wellington retains its rural character.
  - Q2 Strong support for using land for farming, orchards, horticulture and a playground/play area
  - Q2 Little support for light manufacturing, second homes or distribution warehousing.
  - Q3 New building can be considered: a) where buildings existed in the past, b) redundant buildings converted, c) infill, d) land south of garden centre.
  - Q3 New building should be discouraged on farmland, flood areas and the playing fields.
  - Q4 A mix of house types is required avoiding executive homes.
  - Q5 Support for housing increase of up to 10% in the next 10 years but little support for over 20% by 2031.
  - Q6 Very strong support for the production of a Neighbourhood Development Plan.

## Transport

- 4.5 These questions were devised to inform the Parish Council of people's transport requirements and preferences and to determine whether these could be better accommodated. The following conclusions were reached based on responses provided:
- 4.6
- Q7 A car is the dominant mode of transport to and from the Parish; there are also significant numbers of walkers, cyclists and bus users.
  - Q8 Significant numbers of respondents said they would use buses if they ran earlier and later, but the commercial viability of such services would depend on the frequency of their expected use which was not ascertained in this survey.
  - Q9 There is strong support from adults and youth for cyclepaths in and around Wellington, Auberrow and on the A49, which was highlighted as dangerous. However 10 respondents felt that cyclepaths in any location were not necessary.
  - Q10 There is a high usage of pedestrian routes throughout the village. Walking along the A49 was less common, even though it is a means to unite the Parish and link to other villages.
  - Q11 The top three concerns for pedestrians both young and adult were crossing the road, traffic speed and lack of pavements on the main street.
  - Q12 The main street through the village was the area where speeding was of concern to most respondents, followed by the road to Auberrow and the A49 in both directions.
  - Q15 There was a clear mandate for enforcing existing speed limits and flashing warning lights, but the yes votes were equalled or outweighed by the no votes for other options. The youth supported a "Home Zone" but this was not reflected by the adults.
  - Q9-11, 14/15 There is considerable concern for the safety of cyclists and pedestrians on the A49 and for motorists at the A49 junctions.

## Environment

- 4.7 The questions that relate to the wide topic of environment were intended to give the Parish Council some guidance on how the Parish should look and how its green and rural environment can be enhanced. The following conclusions were reached based on responses provided:
- 4.8
- Q12 85% of the respondents use footpaths and bridleways and have a close interest in their upkeep.
  - Q12 There were some suggestions for possible new footpaths
  - Q13 A number of Parishioners do not use the footpaths because of mobility issues and difficulty of access and negotiating stiles.
  - Q40 There is a wide ranging interest in maintaining and

enhancing the rural environment of Wellington in both adult and youth replies

- Q41 A third of respondents were not aware of the conservation area
- Q42 Over 80% of respondents were fairly or very concerned about dog fouling
- Q43 66% of respondents do not own a dog. Measures to combat the problem of dog fouling were generally supported.
- Q45/46 Litter was the top environmental concern and there is a willing army of people to ensure that Wellington has no litter and as a result of bulb planting looks good in springtime.
- Q18/19/44 Views concerning street lighting, road name signs and sustainability projects were generally evenly split, with no clear mandate for action.

## Health & Welfare

4.9 A number of questions were asked of the Parish to understand the extent of support needed for those who are not in good health or who support others. The information would determine whether there is a need for assistance and how it could be answered. The following conclusions were reached based on responses provided:

- 4.10
- Q20 25% of respondents provide some support to their family.
  - Q21 Wellington as a whole appears in good health with 88% of respondents in good or fairly good health
  - Q22 Some practical support from the community is required
  - Q22 A large number of volunteers are available

## Facilities

4.11 These questions raised issues and initiatives that may or may not require either funding or participation of the Parish Council and the community. Many of these issues were raised at the Planning for Real event in 2013. The following conclusions were reached based on responses provided:

- 4.12
- Q16&17 There was a big majority supporting the Neighbourhood Watch Scheme and 81 volunteering to be involved.
  - Q23 Although there is no mandate for the Parish Council to fund new seats there is sufficient interest to support a volunteer group in putting together a funded proposal to the Parish Council
  - Q26 Of the Parish facilities the Shop and the Post office is important to and used by the most respondents
  - Q27/Youth Q8 There are sufficient volunteers and a ground swell of opinion within the adult and the youth questionnaire to support exploring the possibilities of providing facilities for youth
  - Q27 Enough people are interested in taking part in the wide range of proposed activities and there are sufficient volunteers to pursue provision of the necessary facilities which could be

instigated from the community

- Q28 There is a need to ensure that those not actually in the main village and those with mobility issues are not excluded from activities, to foster the principles of an active, accessible and inclusive community.

## Communications

4.13 These questions were asked to provide evidence of how Parishioners use the internet and broadband and how future communications within the Parish can be optimised. The following conclusions were reached based on responses provided:

- 4.14
- Q30 The Parish is ill served by both internet and broadband providers
  - Q31 a majority of Parishioners still prefer being informed of business through a paper medium such as 'Welcome' magazine and Parish notice boards
  - Q32 The existing website is supported and used by a third of the Parish either frequently or infrequently. There is a wish to be able to use it more but a large percentage of the others did not know it existed.
  - Q34 There is support for widening the content of the website and volunteers to develop and maintain content
  - Q36 The idea of a map of the Parish to assist deliveries and visitors was well supported

## Local Economy

4.15 Whilst a large number of Parishioners (97% of respondents) think it important for Wellington to retain its rural character (see answer to Q1) there are a number of Parishioners who work from home or run their business from Wellington. The 2011 census states 46. The answers will give an indication whether the provision of business services and or training was relevant to the Parish. The following conclusions were reached based on responses provided:

- 4.16
- Q38 There was a clearly stated need to obtain more internet, IT and web skills. In addition there was support to understand and use on line shopping (Q22) and potentially a cyber café (Q39)
  - Q39 Although a small number there was a sufficient number interested in other training of a more general nature.
  - Q39 A register of local tradesmen was popular both in this question and in question 34
  - Q39 Bulk buying of fuel was considered an initiative worthy of support
  - Q38 & Q39 Volunteers were available for all the initiatives and training ideas.

## Planning for Real Event July 2013

- 4.17 The Planning for Real Open days formed part of the process to gather the views of the Community to formulate the Wellington Community Led Plan. A total of 182 people attended over the two days and placed 1,031 flags including 44 from the school. In addition 58 comments were recorded in a “quiet corner”, set aside for those wishing to raise issues in writing.
- 4.18 To ensure as many different parts of the Parish’s geography and demography were included “voices” were approached prior to the planning days to raise awareness and to capture issues that may be of concern to specific groups.
- 4.19 The issues were divided into 6 themes. The issues most frequently raised on the flags in each theme are listed below. It should be noted that this did not constitute an immediate action list but formed the basis of a questionnaire which led to a published report and action plan that reflects the views of the community and has the support of the Parish Council.

### **THEME: Development Infrastructure and Safety.**

- 4.20
- 99 related to the condition of roads and pavements in particular the improvement of pavements (surfaces, design and arrangement) in the village, the need for access to “Outer Parish North” and the repair of road surfaces.
  - 96 raised safety issues relating to access to A49, blind spots, and the reduction of traffic speed.
  - 39 commented on the need for housing development but concerns were expressed regarding density. The desire to use traditional materials was expressed.
  - 31 against development in various places or in general
  - 26 related to flood prevention including the clearance of ditches.

### **THEME: Environment**

- 4.21
- 49 were dog related issues (including dog mess, poop scooping, and dog control).
  - 41 concerned footpath issues (including clearance, access for all, maintenance and provision of new footpaths)

### **THEME: Local Economy**

- 4.22
- 25 suggested a register of local handymen
  - 15 related to training issues (including evening classes, careers advice & vocational training)

### **THEME: Communication**

- 4.23
- 46 requested improved broadband in all areas
  - 29 suggested local maps (including footpaths and village)
  - 24 requested improved mobile phone signal in all areas

### **THEME: Leisure & Recreation (Community Facilities)**

- 4.24
- 89 requested facilities for children and young people (including play space, clubs, shelters and Skate Park).
  - 14 requested improved signage (including facilities and amenities and street names)

### **THEME: Health and Welfare**

- 4.25
- 22 requested seating at various places in the Parish, but mainly along the main street.
  - 92 flags covered a range of issues including the provision of seats and more support for the different sections of the community

### **Additional input**

- 4.26
- The main issues for the school children related to their access to and from school and to travelling around the village.
  - Most of the written comments from the “quiet corner” reflected the issues raised on flags

# Aims and objectives of the Wellington Neighbourhood Development Plan

5.1 Our vision for the Wellington Neighbourhood Development Plan is:

*‘To promote the sustainable development of Wellington Parish in order to maintain a safe and thriving environment with a vibrant community spirit*

5.2 Our aims are as follows

- To ensure that local people, especially young and elderly have homes and facilities in the village to enhance their quality of life.
- To ensure new development attracts new residents, particularly those with young families and so keeps the community alive.
- To retain the rural character of the Parish
- To manage the number, location and design of new homes to retain the character of the surroundings
- To ensure continuity and improvement of local infrastructure, facilities and services.

5.3 To achieve this vision and aims we have identified the following objectives for the Wellington Neighbourhood Development Plan.

## **OBJECTIVE 1**

**To promote a level of housing growth that is flexible enough to cope with unseen demands in the future, yet is in proportion with the size and rural character of the Parish.**

## **OBJECTIVE 2**

**To create new homes in a range of tenures, types, and sizes to promote an all-inclusive community.**

## **OBJECTIVE 3**

**To preserve the character of the Wellington Conservation Area and the Wellington Parish.**

#### **OBJECTIVE 4**

**To promote sustainable development for future generations; protect and support key social and environmental assets and take account of constraints.**

#### **OBJECTIVE 5**

**To build on existing foundations for further development of Wellington Parish as an ACTIVE, ACCESSIBLE and INCLUSIVE community with convenient means of movement for all.**



# Polices and proposals of the Wellington Neighbourhood Development Plan

- 6.1 This section of the Wellington Neighbourhood Development Plan sets out the policies and proposals that will be used up to 2031 to achieve the vision, aims and objectives for the Parish. Each policy, or set of policies is set out under the appropriate objective.

## OBJECTIVE 1

- 6.2 **To promote a level of housing growth that is flexible enough to cope with unseen demands in the future, yet is in proportion with the size and rural character of the Parish.**

### Local Evidence

- 6.2.1 Key issues arising out of the Community Led Plan Questionnaire are:
- It is very important that Wellington retains its rural character.
  - New building can be considered: a) where buildings existed in the past, b) redundant buildings converted, c) infill, d) land south of garden centre.
  - New building should be discouraged on farmland, flood areas and the playing fields.
  - Support for housing increase of up to 10% in the next 10 years but little support for over 20% by 2031.
- 6.2.2 The Neighbourhood Development Plan Steering Group considered that the key issues are to control the size of future developments to ensure that they are appropriate in terms of the character of Wellington village and the housing market; control phasing of new development; define allocated sites; have maximum density levels; and control the types of dwellings. In addition the Steering Group considers it important to define a settlement boundary for the village envelope.

### Technical Evidence

- 6.2.3 Policy H4 of the Herefordshire Unitary Development Plan identifies a

list of settlements as main villages. The policy states that the provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.

- 6.2.4 Policy RA1 of the emerging Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford HMA approximately 1870 dwellings will be required over the plan period and settlements should have a target of 18% growth.
- 6.2.5 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 428 dwellings. Applying the housing growth target of 18% for the plan period, Wellington is required to find in the region of 77 dwellings. However, planning commitments to date account for 47 dwellings in total. This requires a figure of 30 dwellings to be accounted for within the Neighbourhood Plan.
- 6.2.6 Other relevant Policies are as follows  
Herefordshire Unitary Development Plan - H7, H8, H10  
Herefordshire Core Strategy - SS1, RA3, RA4, RA5, H2
- 6.2.7 In July 2014 Wellington Parish Council carried out a Call for Sites exercise, as part of the preparation of this Draft Neighbourhood Plan.
- 6.2.8 Following independent assessment, the Steering Group agreed to bring three sites forward into this draft for informal consultation.
- 6.2.9 A recent survey by the Royal Institute of British Architects (RIBA) showed that 75% of people would not wish to buy a home from a volume housebuilder. Many of those people simply do not have the choice to buy any other type of home at an affordable price. Government figures suggest that one in two people in the UK would like to build their own home if they had the chance. However, only 8% of our homes are constructed in this way - mostly because people cannot find suitable (or affordable) land. In contrast, much of Europe uses this model with over 80% of homes in Austria being custom built.
- 6.2.10 For many people, the phrase 'self-build' suggests a process where bricks and mortar are laid by the future occupier. Whilst this is a route that some people take, there are many other, less stressful, ways of building your own home, by employing a builder and then sub-contractors to complete the internal services and finishes. In addition there are also companies specialising in custom-built homes.
- 6.2.11 The Steering Group consider that self-build should be actively encouraged in Wellington to ensure homes for local people at an affordable cost.

## **POLICY W1 - SCALE OF NEW RESIDENTIAL DEVELOPMENT**

Over the plan period, within the defined settlement boundary, and/or on an allocated site, (as defined on Map 1 – the proposals map), proposals for new small scale housing development will only be permitted where it meets the following criteria:

- i. Reflects the size, role and function of the village and relates well to the existing layout of the village;
- ii. Is in accordance with Policy W3 in terms of size, type and tenure;
- iii. Gives priority to the development of suitable brownfield sites;
- iv. Is of a high standard of design in accordance with policies W4 and W5 (where relevant) and makes a positive contribution to the surrounding environment and rural landscape;
- v. Has a density of 25 dwellings per hectare or less;
- vi. Does not result in a loss of protected open space;
- vii. Does not result in the loss of a community facility; and
- viii. Is in accordance with the guidance within ‘Wellington Distinctiveness’ (Appendix 3)

Proposals for self-build will be actively encouraged on allocated and windfall sites.

Proposals for new housing outside the settlement boundary, will only be permitted in accordance with the policies for Herefordshire Council.

6.2.12 Due to the number of planning commitments to date and the length of the plan period to 2031, the Steering Group consider it prudent to phase future development, to ensure the village grows in an organic way. This will prevent over expansion of the village in a short period.

## **POLICY W2 – PHASING OF NEW HOUSING DEVELOPMENT**

New housing will be provided in a phased manner over the plan period (up to 2031) to avoid over provision at the beginning of the plan period and to meet future demand.

From 2014 to 2025 a maximum of 19 new dwellings should be provided on site 2 Mill Lane (15 dwellings) and site 3 Auberrow Road (4 dwellings); and From 2026 to 2031 a maximum of 12 new dwellings should be provided on site 1 (Adjacent graveyard).

## **OBJECTIVE 2**

**6.3 To create new homes in a range of tenures, types, and sizes to promote an all-inclusive community.**

### **Local Evidence**

6.3.1 The key issue arising out of the Community Led Plan Questionnaire is:

- A mix of house types is required.

6.3.2 The Neighbourhood Development Plan Steering Group considered that a range of house sizes was required; specifically there is a lack of smaller, lower cost, open market and rental homes which is identified in the tables at Paragraphs 6.3.4 and 6.3.5.

6.3.3 The Wellington Housing Needs Survey (May 2014) identified the following needs within the Parish:

Of the 15 households that wish to move to a home in Wellington Parish

- 3 were found to have a need for affordable accommodation.
- 5 were found to have a need for a home on the open market.
- 2 wish to rent from a private landlord or lettings agent.
- 3 were found to have a 'mixed tenure' need.
- The need of 2 households was 'not determined'.

6.3.4 The 2011 Census information relating to number of bedrooms in dwellings within the Parish is as follows:

	No	% Wellington	% Herefordshire
1 bedroom	21	5.1	9.0
2 bedroom	51	12.3	23.9
3 bedrooms	186	44.8	42.2
4 bedrooms	129	31.1	18.3
5 bedrooms	28	6.7	6.5

6.3.5 With regards to the development approved since 2011, the number of bedrooms are as follows:

	No	Completed
1 bedroom	1	1(annexe)
2 bedroom	7	2
3 bedrooms	12	4
4 bedrooms	25	9
5 bedrooms	2	2

6.3.6 Wellington Parish Council seek to diversify the range of accommodation available to attract young families to the area. Wellington Primary School has indicated there is capacity on their role for additional pupils.

### Technical Evidence

- 6.3.7 Policy H9 of the Herefordshire Unitary Development Plan relates to Affordable Housing states that on sites of 6 or more dwellings 35% Affordable Housing will be required.
- 6.3.8 Policy H1 of the emerging Herefordshire Core Strategy (2011-2031) states that a target of 35% affordable housing provision is required in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value area.
- 6.3.9 Policy H3 of the emerging Herefordshire Core Strategy (2011-2031) states that residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites not entirely intended to meet a specialist need, developers will be expected to:
1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
  2. provide housing capable of being adapted for people in the community with additional needs; and
  3. provide housing capable of meeting the specific needs of the elderly population by:
    - providing specialist accommodation for older people in suitable locations;
    - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
    - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.
- 6.3.10 Relevant Policies are as follows:  
Herefordshire Unitary Development Plan – H9  
Herefordshire Core Strategy – SS1, RA2, H1, ,H3

### **POLICY W3 – ENSURING AN APPROPRIATE RANGE OF TENURES, TYPES AND SIZES OF HOUSES**

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

On sites of up to 10 dwellings the contribution such sites make to housing variety and mix will be monitored over time. Proposals that could cumulatively lead over time to an over provision of one tenure, type or size of dwelling will not be permitted.

On sites of 10 or more dwellings a mix of tenures, types and sizes must be

provided.

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

The amount of space in each dwelling must as a minimum, but ideally exceed, the minimum standard recommended by the RIBA in “The Case for Space” 2011.<sup>1</sup> Adequate storage must be provided in all new homes.

### OBJECTIVE 3

6.4 **To preserve the character of the Wellington Conservation Area and the Wellington Parish.**

#### Local Evidence

6.4.1 The key issue arising out of the Community Led Plan Questionnaire is

- It is very important that Wellington retains its rural character.

6.4.2 The Neighbourhood Development Plan Steering Group considered that it was important to preserve the character of Wellington Conservation area; ensure the design of development within the wider Parish respects its surroundings. Further work has been carried out by the Steering Group to define the distinctiveness of Wellington, in order to define future development.

#### Technical Evidence

6.4.3 Policy S7 of the Herefordshire Unitary Development Plan states that the following assets comprising the County's historic and natural heritage will be protected, restored or enhanced:

1. Areas of Outstanding Natural Beauty;
2. sites and features of international, national and local nature conservation interest, species of biodiversity interest and areas of geodiversity;
3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and landscape features that contribute positively to local distinctiveness and quality of the local environment.

6.4.4 Policy DR1 states that where relevant to the proposal, all development will be required to:

1. promote or reinforce the distinctive character and appearance

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<http://www.architecture.com/Files/RIBAHoldings/PolicyAndInternationalRelations/HomeWise/CaseforSpace.pdf>

of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;

2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.

6.4.5 Policy LD4 of the emerging 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.

6.4.6 Relevant Policies are as follows

Herefordshire Unitary Development Plan – S7, DR1, H18, HBA1, HBA2, HBA3, HBA4, HBA6, HBA7, HBA8

Herefordshire Core Strategy – SS1, SS6, LD1, LD4,

## **POLICY W4 – PROTECTING HERITAGE ASSETS**

All new development within the conservation area (Map 2) and/or within the setting of a listed building (Appendix 2) will be expected to enhance the positive attributes of the heritage asset.

Development will not be permitted where it has a detrimental impact on the character of the conservation area, the setting of a listed building or on the identified views into the conservation area and the village as a whole (Map 3 – protected views, and Map 4 – wider views).

All new development will be expected to

- Achieve continuity in street frontage building lines set on the back edge of the pavement;
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;
- Complement the human scale, height and massing of the existing historic development in the immediate streetscape and the wider conservation area;
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing;
- Reinforce local identity by the use of the traditional materials used in the conservation area;
- Re-use traditional buildings which contribute to townscape quality; and
- Take account of the guidance within ‘Wellington Distinctiveness’ (Appendix 3).

## **POLICY W5 – GENERAL DESIGN PRINCIPLES**

All new development will be expected to enhance the positive attributes of the villages and local design features. Development will not be permitted where it has a detrimental impact on the character of the area in which it is located.

All new development within the designated area will be permitted when it is in accordance with “Wellington Distinctiveness” (Appendix 3) and meets the following criteria:

- (a) Gives priority to the use of brownfield sites/conversion of existing



buildings;

- (b) exploits existing services and facilities;
- (c) does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- (d) does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure;
- (e) does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function;
- (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 relationship with surrounding buildings, spaces, and other features of the street scene;
- (h) Uses, and where appropriate re-uses, local and traditional materials or suitable artificial alternatives;
- (i) Includes adequate parking, garaging and private and public amenity space for future residents; and
- (j) Takes account of the Building for Life 12 criteria.<sup>2</sup>

## **POLICY W6 – PROTECTING LANDSCAPE CHARACTER**

All development proposals will have to show regard to the distinctive landscape character of the National Character Area of Herefordshire Lowlands (Appendix 4) by:

- Outside the Wellington settlement boundary, retaining the development form of scattered hamlets and farmsteads within the wider setting of the area;
- Using appropriate local building materials, including timber-framed buildings with stone and red brick;
- Retaining existing field patterns and boundaries, including hedgerows and tree cover;
- Protecting important views identified on Map 3 and Map 4;
- Protecting and enhancing areas of woodland.

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<sup>2</sup> <http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12-third-edition>

## OBJECTIVE 4

**To promote sustainable development for future generations; protect and support key social and environmental assets and take account of constraints.**

### Local Evidence

- 6.5.1 The Neighbourhood Development Plan Steering Group consider it important to protect community facilities within the village; and to protect existing green spaces; take account of landscape character and existing constraints.

### Technical Evidence

- 6.5.2 Policy S11 of the Herefordshire Unitary Development Plan states that the needs of the community for services and facilities will be addressed by:
1. ensuring that the provision of necessary infrastructure minimises environmental consequences;
  2. supporting the use of renewable energy resources where they are economically and environmentally sustainable; and
  3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve.
- 6.5.3 Policy SC1 of the emerging 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.
- 6.5.4 In addition, the emerging 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.
- 6.5.5 Relevant Policies are as follows  
Herefordshire Unitary Development Plan – S11, DR2, DR4, H13, H19, S7, LA2, HBA9, S8, RST4, CF6.  
Herefordshire Core Strategy – SS1, SS6, SS7, SC1, OS1, OS3, SD1, SD3, SD4

- 6.5.6 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that *“local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”*.

Paragraph 77 of the NPPF advises that *“the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

- 6.5.7 Policy RST5 of the Herefordshire Unitary Development Plan related to new open space in/adjacent to settlements. Sites have been identified on the proposals map at the locations listed below to provide new public recreational, amenity and open space uses and facilities: Development proposals that would prevent or prejudice the future use of areas proposed or currently used for recreational, amenity and open space purposes will not be permitted. A site was identified within the Herefordshire UDP in Wellington.
- 6.5.8 No allocation is carried forward within the emerging Herefordshire Core Strategy. The Parish Council propose to carry forward the allocation of land for new open space into this Neighbourhood Plan.

### **POLICY W7 – PROTECTION OF LOCAL GREEN SPACES**

The following local green space as shown on Map 1 is designated in accordance with paragraphs 76 and 77 of the NPPF:

Playing fields

New development which impacts adversely on the openness of this site will not be permitted.

### **POLICY W8 - PROTECTION OF LOCAL COMMUNITY FACILITIES**

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

The proposed re-use of local community facilities such as the shop and post office; pub; social club; community centre; leisure and sports facilities; education facilities; community library; and religious buildings 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. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Satisfactory evidence is produced that there is no longer a need for the facility

### **POLICY W9 - NEW COMMUNITY FACILITIES**

The Neighbourhood Plan will support proposals for new, and improvements to, existing community facilities including the allocation on Map 1 provided that:

- the site is, wherever possible, located in or adjacent to the settlement boundary;
- the site is accessible by walking and cycling;
- there are opportunities to integrate services;
- 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
- the proposal would not have an adverse effect on residential amenity

All residential developments will be expected to make space for allotments (where a need is identified by the community).

### **W10 – 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.

## **W11 – DESIGN FOR FLOOD RESILIENCE AND RESISTANCE**

All new development (in Flood Zone 2 or 3) is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

Such measures should include the following:

- The use of water-resistant materials for floors, walls and fixtures
- The siting of electrical controls, cables and appliances at a higher than normal level
- Setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood
- Raising land to create high ground where this would not result in increased flood risk elsewhere

The lowest floor level should be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.

New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.

## **W12 – DESIGN TO REDUCE SURFACE WATER RUN OFF**

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.

## OBJECTIVE 5

- 6.6 **To build on existing foundations for further development of Wellington Parish as an ACTIVE, ACCESSIBLE and INCLUSIVE community with convenient means of movement for all.**

### Local Evidence

- 6.6.1 The Neighbourhood Development Plan Steering Group considered that it was important to preserve existing footpaths/footways, enhance them where possible, create new footpath/cycleway linkages within the wider Parish and support existing or enhanced bus services through the designated area.
- 6.6.2 In addition, the Community led Plan identifies support for the enhancement and creation of footpaths/footways and cycleways.

### Technical Evidence

- 6.6.3 Policy S6 of the Herefordshire Unitary Development Plan states that The safe, efficient and sustainable movement of people and goods will be promoted within the context of reducing the need to travel by:
1. locating developments wherever possible within the County's existing urban areas or at locations reasonably accessible by means other than the private car
  2. encouraging alternatives to the motor vehicle which through reducing energy consumption and pollution have less environmental impact;
  3. promoting integration between transport modes so that the network is used to best effect;
  4. assessing development and transport infrastructure proposals in terms of their traffic and transportation, economic development and environmental impacts and benefits,
  5. safeguarding appropriate opportunities for rail transport and the routes of new walking, cycling and highway schemes from development that would prejudice their implementation.
- 6.6.4 Policy ID1 - Infrastructure Delivery - of the emerging Herefordshire Core Strategy states that provision for new, and the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a coordinated approach. This will include (inter alia):
- contributing towards strategic infrastructure from new development through a mandatory tariff system.
- 6.6.5 Relevant Policies are as follows  
Herefordshire Unitary Development Plan – S6, DR3, S6, T6, T7  
Herefordshire Core Strategy – SS1, SS4, MT1

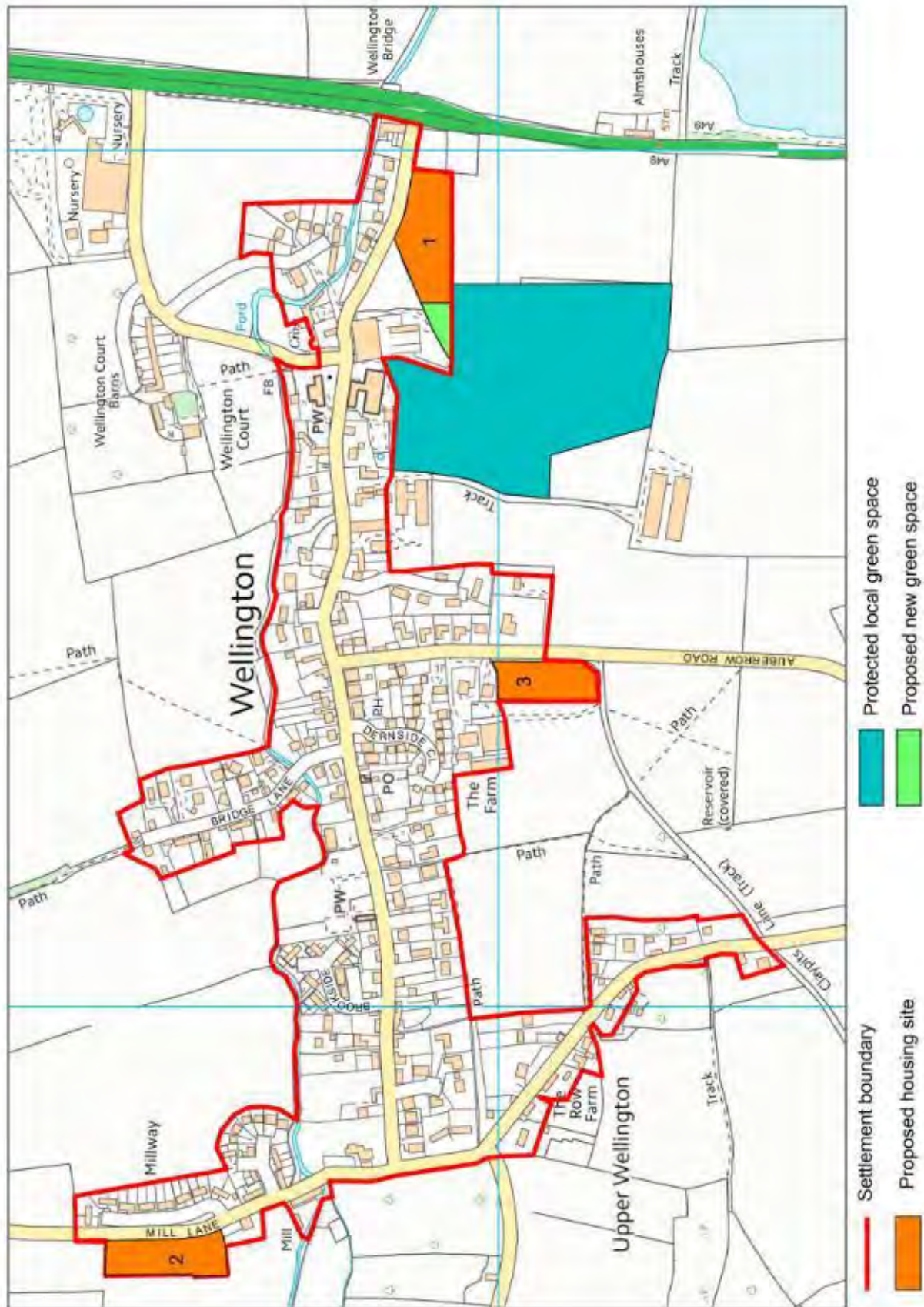
### W13 – CONNECTIVITY

Proposals for improved linkages and accessibility within Wellington and to the areas beyond will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

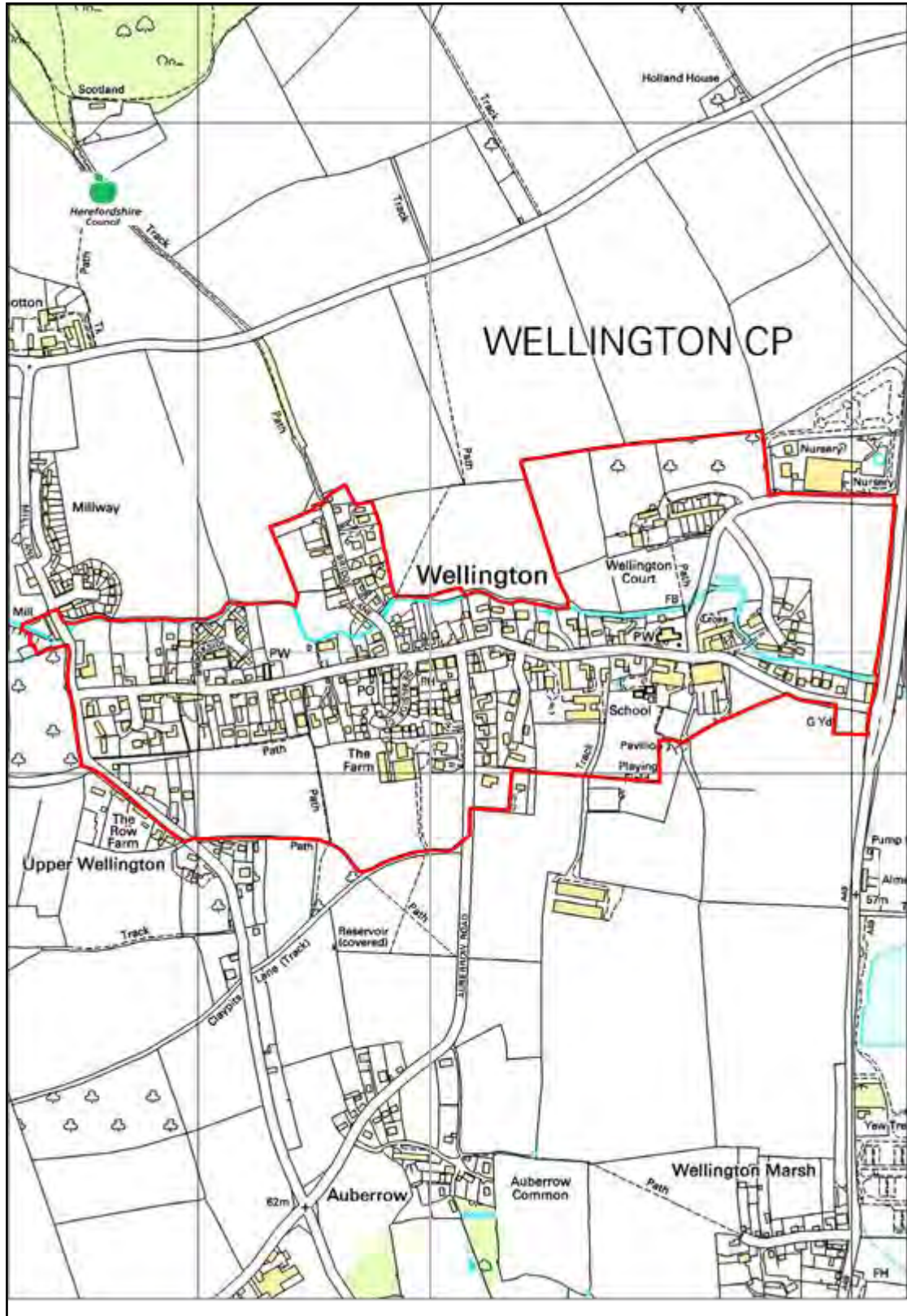
- enhanced public access and appropriate signage from residential areas;
- new footpaths and cycle routes linking to existing and new networks;
- linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats.

Map 1- Proposals Map





Map 2 - Conservation Area



Map 3 - Protected Views





View 1



View 2



View 3



View 4



View 4



View 4



View 5



View 6



View 7 (Zoom)



View 7



View 8

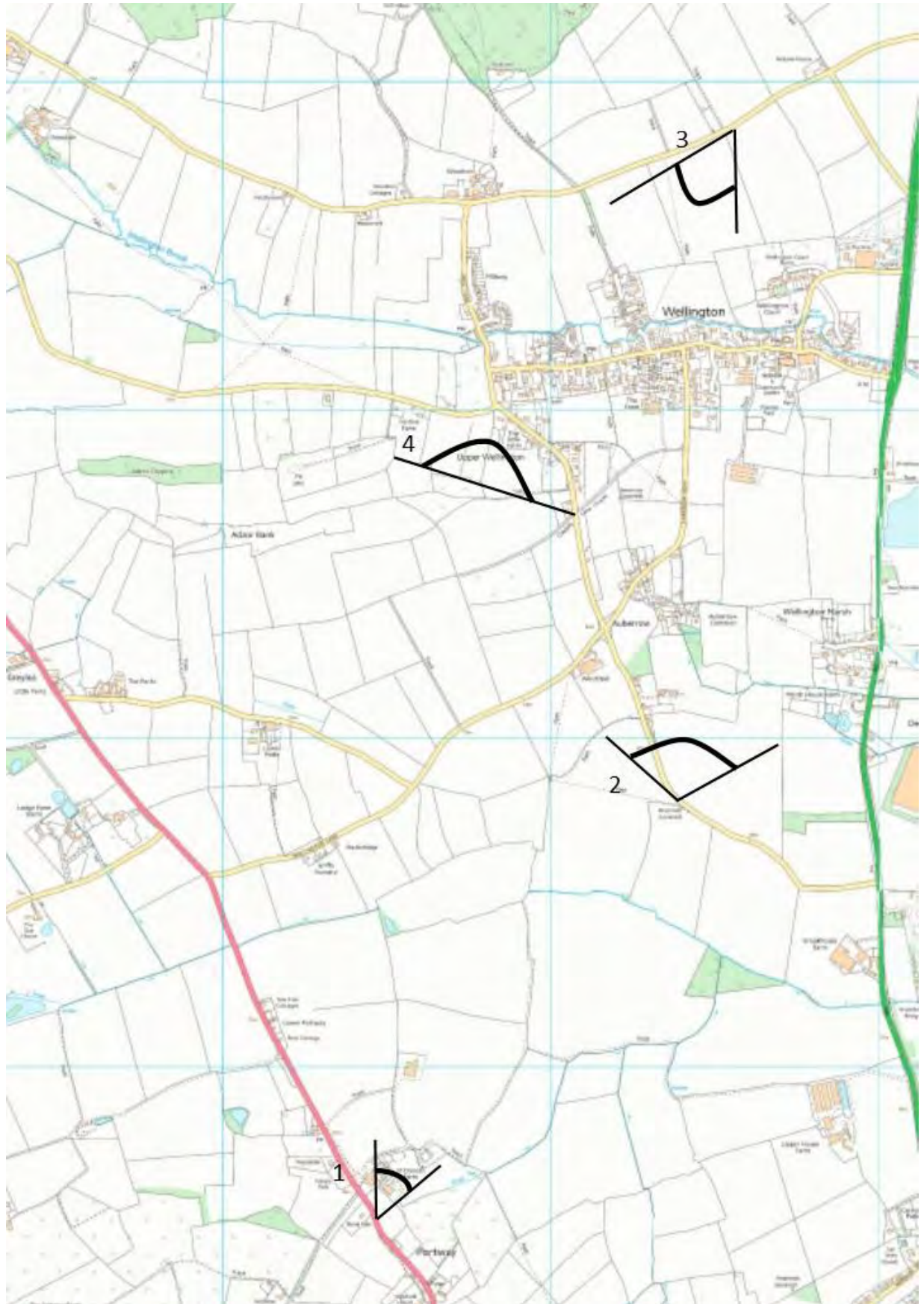


View 9



View 9

Map 4 – Wider Views





**View 1 from St Donats**



**View 2 from Aylus east end**



**View 2 from Aylus west end**



**View 3 from North Road**



**View 4 - Village from top of Bacon Hill**

## Appendix 1 – National and Local Policies

### National Planning Policy Framework (NPPF)

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

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

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

### Delivering Sustainable Development

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

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

### Neighbourhood plans

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

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

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

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

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

#### **4.0 Adopted Herefordshire Unitary Development Plan 2007 Saved Policies**

The Unitary Development Plan was adopted in March 2007 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

**Saved policies which are relevant to the Wellington Neighbourhood Plan include:**

S1 – Sustainable development  
S2 – Development requirements  
S3 – Housing  
S6 – Transport  
S7 – Natural and historic heritage  
S8 Recreation, sport and tourism  
S11 – Community facilities and services

DR1 – Design  
DR2 – Land use and activity  
DR3 – Movement  
DR4 – Environment  
DR6 Water resources  
DR7 Flood risk

H4 Main villages: settlement boundaries  
H5 Main villages: housing land allocations  
H7 – Housing in the countryside outside settlements



H8 Agricultural and forestry dwellings and dwellings associated with rural businesses

H9 - Affordable housing

H10 - Rural exception housing

H13 - Sustainable residential design

H14 Re-using previously developed land and buildings

H18 Alterations and extensions

H19 Open space requirements

E11 - Employment in the smaller settlements and open countryside

E12 - Farm diversification

TCR14 Village commercial facilities

S6 Transport

T6 Walking

T7 Cycling

S7 Natural and historic heritage

LA2 Landscape character and areas least resilient to change

LA3 - Setting of settlements

NC1 Biodiversity and development

HBA1 Alterations and extensions to listed buildings

HBA2 Demolition of listed buildings

HBA3 Change of use of listed buildings

HBA4 Setting of listed buildings

HBA6 New development within conservation areas

HBA7 Demolition of unlisted buildings within conservation areas

HBA8 Locally important buildings

HBA9 - Protection of open areas and green spaces

HBA12 Re-use of rural buildings

HBA13 Re-use of rural buildings for residential purposes

ARCH3 Scheduled Ancient Monuments

S8 Recreation, sport and tourism

RST4 Safeguarding existing recreational open space

RST5 New open space in/adjacent to settlements

M5 Safeguarding mineral reserves

S11 Community facilities and services

CF5 - New community facilities

CF6 - Retention of existing facilities

## **Herefordshire Core Strategy Pre-Submission Publication, May 2014**

The Council submitted the Local Plan Core Strategy to the Secretary of State for Communities and Local Government under Regulation 22 of The Town and County Planning (Local Planning) (England) Regulations 2012, on 23 September 2014 for independent examination. However the document provides part of the strategic planning policy context for neighbourhood planning and the Wellington Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

- 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 2 – Heritage Assets

There are 54 Listed Buildings in the Parish of Wellington and 1 Scheduled Monument as follows:

	Type	Location	Grade
<b>HOUSE ABOUT 35 YARDS NORTH-NORTH-EAST OF BRIDGE COTTAGES</b>	Listing	HOUSE ABOUT 35 YARDS NORTH-NORTH-EAST OF BRIDGE COTTAGES, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>CIDER HOUSE AND STORE ABOUT 20 YARDS WEST OF BRIDGE LANE FARMHOUSE</b>	Listing	CIDER HOUSE AND STORE ABOUT 20 YARDS WEST OF BRIDGE LANE FARMHOUSE, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>CROSSFIELD</b>	Listing	CROSSFIELD, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>GABLE ENDS</b>	Listing	GABLE ENDS, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>CHURCH OF ST MARGARET</b>	Listing	CHURCH OF ST MARGARET, WELLINGTON, Wellington, County of Herefordshire	I
<b>GODWIN MONUMENT ABOUT 4 YARDS EAST OF THE CHURCH OF ST MARGARET</b>	Listing	GODWIN MONUMENT ABOUT 4 YARDS EAST OF THE CHURCH OF ST MARGARET, WELLINGTON, Wellington, County of Herefordshire	II
<b>PRICE AND TOMKINS MONUMENT ABOUT 7 YARDS WEST OF THE CHURCH OF ST MARGARET</b>	Listing	PRICE AND TOMKINS MONUMENT ABOUT 7 YARDS WEST OF THE CHURCH OF ST MARGARET, WELLINGTON, Wellington, County of Herefordshire	II
<b>BARN AND COW HOUSE ABOUT 40 YARDS SOUTH-EAST OF BRIDGE FARMHOUSE</b>	Listing	BARN AND COW HOUSE ABOUT 40 YARDS SOUTH-EAST OF BRIDGE FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>FORMER GRANARY ATTACHED TO WEST END OF CHURCH FARMHOUSE</b>	Listing	FORMER GRANARY ATTACHED TO WEST END OF CHURCH FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>CORNER END</b>	Listing	CORNER END, WELLINGTON, Wellington, County of Herefordshire	II
<b>EAST COTTAGE</b>	Listing	EAST COTTAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>THE OLD HOUSE</b>	Listing	THE OLD HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>RAVENSHOLT</b>	Listing	RAVENSHOLT, WELLINGTON, Wellington, County of Herefordshire	II
<b>ROSE COTTAGE</b>	Listing	ROSE COTTAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>BARN AND STABLES ABOUT 25 YARDS EAST OF STOCKS HOUSE</b>	Listing	BARN AND STABLES ABOUT 25 YARDS EAST OF STOCKS HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>FORMER GRANARY ABOUT 20 YARDS SOUTH-SOUTH-EAST OF STOCKS YARD</b>	Listing	FORMER GRANARY ABOUT 20 YARDS SOUTH-SOUTH-EAST OF STOCKS YARD, WELLINGTON, Wellington, County of Herefordshire	II
<b>WELLINGTON COURT</b>	Listing	WELLINGTON COURT, WELLINGTON, Wellington, County of Herefordshire	II

BARN AND COW HOUSE ABOUT 80 YARDS EAST-NORTH-EAST OF WELLINGTON COURT	Listing	BARN AND COW HOUSE ABOUT 80 YARDS EAST-NORTH-EAST OF WELLINGTON COURT, WELLINGTON, Wellington, County of Herefordshire	II
BARN APPROXIMATELY 110 YARDS EAST-NORTH-EAST OF WELLINGTON COURT	Listing	BARN APPROXIMATELY 110 YARDS EAST-NORTH-EAST OF WELLINGTON COURT, WELLINGTON, Wellington, County of Herefordshire	II
BURGHOPPE	Listing	BURGHOPPE, Wellington, County of Herefordshire	II
DOVECOTE AND ATTACHED BARN AND COW HOUSE ABOUT 10 YARDS NORTH OF KIPPERKNOLL	Listing	DOVECOTE AND ATTACHED BARN AND COW HOUSE ABOUT 10 YARDS NORTH OF KIPPERKNOLL, Wellington, County of Herefordshire	II
WOOTTON	Listing	WOOTTON, Wellington, County of Herefordshire	II
BARN AND COW SHELTER ABOUT 50 YARDS SOUTH-SOUTH-WEST OF WOOTTON	Listing	BARN AND COW SHELTER ABOUT 50 YARDS SOUTH-SOUTH-WEST OF WOOTTON, Wellington, County of Herefordshire	II
BRIDGE HOUSE	Listing	BRIDGE HOUSE, A 49, Wellington, County of Herefordshire	II
MILE POST ON DINMORE HILL	Listing	MILE POST ON DINMORE HILL, A 49, Wellington, County of Herefordshire	II
KIPPERKNOLL	Listing	KIPPERKNOLL, Wellington, County of Herefordshire	II
BARN AND GRANARY ABOUT 15 YARDS SOUTH-WEST OF WOOTTON	Listing	BARN AND GRANARY ABOUT 15 YARDS SOUTH-WEST OF WOOTTON, Wellington, County of Herefordshire	II
MILE POST ABOUT 200 YARDS SOUTH OF ALMSHOUSES	Listing	MILE POST ABOUT 200 YARDS SOUTH OF ALMSHOUSES, A 49, Wellington, County of Herefordshire	II
MILE POST ABOUT 1000 YARDS NORTH-NORTH-EAST OF BRIDGE HOUSE	Listing	MILE POST ABOUT 1000 YARDS NORTH-NORTH-EAST OF BRIDGE HOUSE, A 49, DINMORE HILL, Wellington, County of Herefordshire	II
YEOMANS MONUMENT ABOUT 10 YARDS SOUTH OF THE PORCH OF THE CHURCH OF ST MARGARET	Listing	YEOMANS MONUMENT ABOUT 10 YARDS SOUTH OF THE PORCH OF THE CHURCH OF ST MARGARET, WELLINGTON, Wellington, County of Herefordshire	II
BRIDGE FARMHOUSE	Listing	BRIDGE FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II*
CHURCH FARMHOUSE	Listing	CHURCH FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II
BARN ABOUT 25 YARDS SOUTH-EAST OF EAST COTTAGE	Listing	BARN ABOUT 25 YARDS SOUTH-EAST OF EAST COTTAGE, WELLINGTON, Wellington, County of Herefordshire	II
BARN AND ATTACHED COW HOUSE ABOUT 20 YARDS NORTH-EAST OF THE PARSONAGE	Listing	BARN AND ATTACHED COW HOUSE ABOUT 20 YARDS NORTH-EAST OF THE PARSONAGE, WELLINGTON, Wellington, County of Herefordshire	II
DOVECOTE ABOUT 35 YARDS NORTH-EAST OF STOCKS YARD	Listing	DOVECOTE ABOUT 35 YARDS NORTH-EAST OF STOCKS YARD, WELLINGTON, Wellington, County of Herefordshire	II
TAN HOUSE	Listing	TAN HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
GRANARY ABOUT 60 YARDS EAST-NORTH-	Listing	GRANARY ABOUT 60 YARDS EAST-	II

<b>EAST OF WELLINGTON COURT</b>		NORTH-EAST OF WELLINGTON COURT, WELLINGTON, Wellington, County of Herefordshire	
<b>PLOUGH HOUSE</b>	Listing	PLOUGH HOUSE, Wellington, County of Herefordshire	II
<b>WELLINGTON HOUSE</b>	Listing	WELLINGTON HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>THE PARSONAGE</b>	Listing	THE PARSONAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>COW HOUSE ABOUT 45 YARDS SOUTH-WEST OF CHURCH FARMHOUSE</b>	Listing	COW HOUSE ABOUT 45 YARDS SOUTH-WEST OF CHURCH FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>THE COTTAGE</b>	Listing	THE COTTAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>CAVE HOUSE</b>	Listing	CAVE HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>BARN AND COW HOUSE ABOUT 40 YARDS SOUTH-SOUTH-EAST OF WOOTTON</b>	Listing	BARN AND COW HOUSE ABOUT 40 YARDS SOUTH-SOUTH-EAST OF WOOTTON, Wellington, County of Herefordshire	II
<b>ALMSHOUSES ABOUT 300 YARDS SOUTH OF BRIDGE HOUSE</b>	Listing	ALMSHOUSES ABOUT 300 YARDS SOUTH OF BRIDGE HOUSE, A 49, Wellington, County of Herefordshire	II
<b>No name for this Entry</b>	Listing	1-2, BRIDGE COTTAGES, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>BRIDGE LANE FARMHOUSE</b>	Listing	BRIDGE LANE FARMHOUSE, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>FORMER SMITHY ABOUT 20 YARDS SOUTH-SOUTH-EAST OF BRIDGE LANE FARMHOUSE</b>	Listing	FORMER SMITHY ABOUT 20 YARDS SOUTH-SOUTH-EAST OF BRIDGE LANE FARMHOUSE, BRIDGE LANE, Wellington, County of Herefordshire	II
<b>NORTON COTTAGE AND WALL ATTACHED TO SOUTH</b>	Listing	NORTON COTTAGE AND WALL ATTACHED TO SOUTH, UPPER WELLINGTON, Wellington, County of Herefordshire	II
<b>BASE AND SHAFT OF CHURCHYARD CROSS ABOUT 15 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF ST MARGARET</b>	Listing	BASE AND SHAFT OF CHURCHYARD CROSS ABOUT 15 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF ST MARGARET, WELLINGTON, Wellington, County of Herefordshire	II*
<b>ASHLEY HOUSE</b>	Listing	ASHLEY HOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>CHURCH COTTAGE</b>	Listing	CHURCH COTTAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>BARN ABOUT 75 YARDS WEST-SOUTH-WEST OF CHURCH FARMHOUSE</b>	Listing	BARN ABOUT 75 YARDS WEST-SOUTH-WEST OF CHURCH FARMHOUSE, WELLINGTON, Wellington, County of Herefordshire	II
<b>BARN ABOUT 30 YARDS NORTH-NORTH-EAST OF THE PARSONAGE</b>	Listing	BARN ABOUT 30 YARDS NORTH-NORTH-EAST OF THE PARSONAGE, WELLINGTON, Wellington, County of Herefordshire	II
<b>Churchyard cross in St Margaret of Antioch's churchyard</b>	Scheduling	Wellington, County of Herefordshire	

## Appendix 3

### Wellington Distinctiveness

By

Nigel Cooper RIBA

#### 1. Introduction:

The village of Wellington is compact. It contains a variety of buildings of interest and is set in a landscape of much variety. Moreover there is something intangible about Wellington that makes it a remarkably friendly place to live in. It is a special place.

This document proposes that it is the small scale and organic growth of Wellington that has enabled it to retain its sense of community and identity, even though it is now partly a dormitory town for Hereford.

By identifying the desirable characteristics we hope decision makers will be appropriately informed so future developments will enhance the community.

#### 2. Location.

Wellington lies 6 miles north of Hereford, 8 miles south of Leominster and immediately to the west of the A49, a main N/S trunk road. We get the best of both worlds: good N/S connections with little through traffic.

#### 3. The Landscape of the Parish of Wellington.

Wellington Parish lies on the lee slope of the wooded escarpment to the north that forms the Queenswood /Westhope Ridge.

Wellington has developed as a linear village along the south bank of Wellington Brook, from the former Mill to the west to the A49 in the East. Further to the east is the alluvial plain and gravel working in the Lugg basin, beyond which is the spectacular skyline of the Malvern Hills.

To the south lies the City of Hereford with its church and cathedral towers, while beyond is wooded horizon of the Woolhope Dome. To the west, beyond wooded hills of neighbouring Canon Pyon are the Black Mountains ending in the dramatic Hay Bluff. Views to the north are limited to the escarpment running from the Queenswood to Westhope Common.

The Parish is divided topographically by the A49:

- to the west into an area of small hills and rolling landscape that has a distinct subtle charm. This is a small scale intimate landscape which is at its best seen slowly: walking or cycling. The differences of ground height encountered when passing through the Parish, give substantially changed and unexpected different views in the course a few hundred yards. These often vary from narrow glimpses to wide sweeps of a panorama.
- To the east (and south of Burghope) lie the alluvial plains of the Lugg basin, the railway and to the south, the mineral workings.

Dominant views to features within the parish are to Adzor Bank, Queenswood, Westhope and the roof lines formed by the parish church, the Dovecote at Stocks Farm, larger buildings and a variety of roof lines and trees.

The village of Wellington does not dominate the landscape, even from atop Adzor Bank it nestles comfortably below the backdrop of the Queenswood escarpment.

The Parish is an area defined by Natural England as 'largely tranquil and rural in character (with) dispersed settlements'. This would include the hamlets of Wellington Marsh and Auberrow and the settlement of Burghope and farms. Natural England's landscape assessments are defined and discussed at item 6.5 of Wellington Planning Policy Assessment.

The north/south A49 and the railway cut through the Parish and effectively act as barriers to Wellington's eastwards development.

#### **4. Relationship of Wellington to its surrounding landscape.**

The relationship farming has to the scattered settlements and the village of Wellington has substantially changed. Farming is no longer the prime source of economic support for the village. In common with the regional and national trend people have migrated to towns, and of those who remain many use Wellington as a dormitory to work in Hereford and beyond, including a number of army personnel, of whom many normally work away according to the exigencies of their service.

Hedges are no longer an effective way of controlling livestock and the traditional field pattern is often no more than a historic relict. Yet hedges and field patterns form an integral part of landscape character.

Retention of existing landscape value is important in maintaining the character of the Parish. Rural views should be scheduled for protection. See Map 3 and 4.

A visual break between village and countryside helps define the community. This is provided largely by Wellington Brook but would improve by being better defined.

- **A variety of built forms is desirable.**
- **New development should respect the small scale of the Parish.**
- **New development should enhance the visual break between the village and countryside.**

#### **5. Roads**

Minor road access into the Parish is via attractive narrow lanes.

- **Maintain existing lane widths.**

#### **6. Paths and Bridleways.**

Wellington has a large number of rights of way. Many are of historic and cultural importance. Originally they gave access to farms, quarries and places of work in the countryside or woodlands.

Now some footpaths provide useful shortcuts from one end of the village to another.

They are all used, some heavily, highly valued by walkers and considered one of Wellington's major assets.

The character and amenity of a countryside footpath is usually destroyed when canalized between fences of new housing developments.

- **Protect and where possible enhance PROWs for the benefit of their users.**

## **7. Built Form of Wellington.**

Wellington is largely surrounded by open fields. Although this may be less apparent entering the village from the A49 Northwards, it is nevertheless a key aspect from all other direction including the A49 Southwards and all minor roads.

Wellington still preserves its late medieval linear pattern with development along the south bank of Wellington Brook. This originally was a loose distribution of farming buildings and larger cottages many with their own orchards and paddocks. Later most sites within this area capable of further development, bungalows, detached houses and semi-detached terraces being erected as the new housing needs of the times were answered. Nevertheless development was organic and largely constrained in the extent of its built form.

Much of the new has been absorbed into the streetscape because it is fairly consistent in height, although material types have proliferated as choice increased, often to the detriment visually.

Wellington is largely free from intrusive ribbon development and suburban sprawl which quickly erode a sense of community.

The closeness of the landscape to the village should be maintained,

House are almost all two storied, some are fairly close to the road side and reasonably close together. Some however are set well back and the lack of a consistent building line creates green enclaves that give a definition and thus, importantly, a sense of space.

The present density of Wellington can be described as compact.

- **Avoid roadside development outside existing village.**
- **Existing landmarks should be enhanced.**
- **New build should set back from the road frontage incorporating green space between the built form and the road to mirror the environment.**
- **New build density to be 20/25 dwellings per hectare**

## **8. Trees and hedges**

Many houses suffer because trees are wrongly selected and grown overlarge for their position. Deciduous broadleaf trees should be chosen for planting.

There are many excellent examples of specimen trees throughout Wellington.

Tall hedges on the roadside act as barriers and create an unnecessary sense of enclosure.

- **Trees should be indigenous species and selected to consider their ability to withstand climate change and be appropriate to their location.**
- **Leylandii, Lawsonia or similar coniferous trees are unsuitable and are to be avoided, especially close to houses or roadsides.**



- **Hedges higher than 1.8m above ground level on roadsides, within the settlement boundary should be avoided, where possible.**

## **9. Design Objectives.**

A variety of landmark buildings throughout the village give it a special character by introducing a change of scale (school, church, dove cote, derelict barn, pub, new shop, old shop, the mill.) The result is to add interest to the street scene of houses.

Variety between well-defined limits is beneficial: e.g. a wide range of wall materials is acceptable with varying roof coverings when the roof form is consistent in form and height. The result is charming and should be retained as a guide for future development.

It is most significant that the character of Wellington has evolved because each plot was often developed by the owner who generally was the occupier and thus built to suit individual needs. It is only after mass housing began, even on a small scale, that houses started to lack individuality.

The distinctiveness of Wellington thus lies in its organic growth of single buildings which it has been able to retain, despite some recent houses being inappropriate.

- **New developments should have interest inherent in their architectural conception, not in the application of superficial decoration.**
- **Avoid pastiche design.**

## **10. Self-build.**

Self-build is an alternative to volume build that is increasing gathering national momentum and is encouraged by Government policy. Given the evidence that volume build does not necessarily achieve the desired aims of organic growth and small scale developments we have examined Self Build as an alternative form of building procurement.

Self-build is where typically a building plot for a number of houses is developed by an enabling body or landowner provides the infrastructure of roads, services etc., such that individual plots can be bought by owner builders who then design and procure their own construction, subject to planning and other controls.

Self-build thus could allow Wellington to expand through organic growth and enhance its distinctiveness. Self-build is currently emerging Government policy to address the deficiencies in volume build and extend building ownership.

The appeal of Self Build may be to all age groups, but it is likely to appeal to a young ambitious family who may tend to become rooted to the community to a greater extent than say the owner of an estate house. Many self-build homes are often home-work units which have beneficial implications to the local economy, thus satisfying a key element of NPPF para 55 'To promote sustainable development in rural areas'.

Finally, it may be to Wellington's benefit that it is not a pretty village but it is one of immense interest and full of variety which helps give it a depth of character.

To enhance and develop this interest will promote its vitality and retain it as a place where people enjoy living, walking around, chatting, and doing business.

We must achieve limited careful development that answers the needs of the inhabitants of Wellington, not merely the aspirations of volume property developers.

## Appendix A.

### Detailed design objectives

- Avoid regular building line on highway frontage, i.e. stagger buildings back and forwards
- Pitched roof construction.

#### Boundaries.

- Robust materials, stone or brick. (see wall section below)
- Grass verges adjacent to development. Avoid concrete curb to roadside.
- Permeable surfacing. Avoid tarmac paths.
- Retain existing boundary features and items referring to past construction wherever possible.

#### Roofs:

- Pitched roofs, not less than 35 deg or preferably 40 deg.
- Materials in keeping with surrounding area.
- Avoid use of hipped gables and Mansard roofs
- Avoid flat roofs
- Projecting eaves. Avoid flush eaves.
- Catslide (lean-to) roofs should be few degrees less than main roof.

#### Walls:

- Small scale elevation doors and windows.
- Walls with stone bases with following material above:
  - Stone, timber weather boarding, local brick.
  - Timber frame with either infill panels of render or red brick.
- Stone and brick in keeping with the surrounding area.
- Matching mortar. Avoid struck pointing.

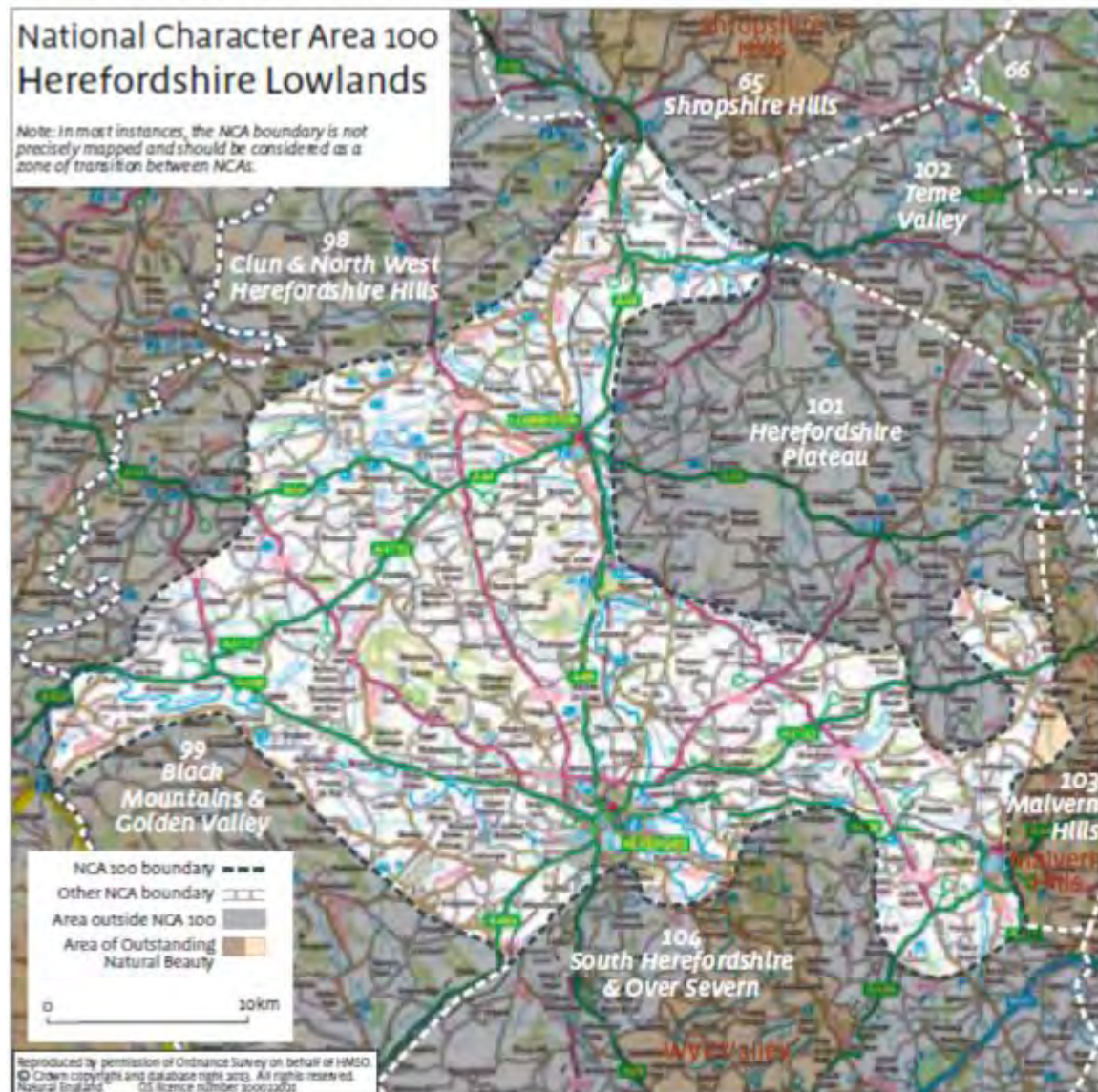
#### Windows:

- Symmetrical.
- Side hung casements.
- Fixed lights to match opening lights.
- Avoid fanlights.
- Window lintols expressed rather than concealed. Low arch lintol in brick, or flat lintols in timber, stone.
- Recessed windows.
- Projecting cills.
- Avoid use of picture windows.

#### Doors:

- Fan lights in door frame rather than door.
- Timber garage doors.

## Appendix 4 – National Character Area Herefordshire Lowlands



The Herefordshire Lowlands National Character Area (NCA) lies almost entirely within Herefordshire, with small areas to the north and east in Shropshire and Worcestershire and to the south-east in Gloucestershire. It is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and-white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.

The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. Many of these woodlands are actively managed (commercially) to produce quality timber, for example Garnons Estate. The NCA is an important area for commercial agriculture supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of

the UK. Historic parklands such as at Berrington Hall have many veteran trees that are important for invertebrates.

There are many rivers in the area, the largest of which are the rivers Wye, Lugg and Frome, flowing through wide, fertile mudstone valleys. Old Red Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour. The River Wye Special Area of Conservation is of international importance, designated for its natural river habitat, which includes species such as native migratory fish (lamprey, shad and salmon), and the wide, meandering river valley creates a unique and beautiful landscape.

Recreational opportunity is offered by long-distance trails including the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which links the market towns in Herefordshire. Views can be expansive across to neighbouring NCAs, looking west to the Black Mountains, north to the Clun and Shropshire Hills, and east to the Malvern Hills.

### **Physical and functional links to other National Character Areas**

The Herefordshire Lowlands National Character Area (NCA) lies almost entirely within Herefordshire, with small areas to the north and east in Shropshire and Worcestershire, and in the south-east in Gloucestershire. It is bounded by the Clun and North West Herefordshire Hills NCA and the Black Mountains and Golden Valley NCA to the north and west, the Malvern Hills, Herefordshire Plateau and Teme Valley NCAs to the east and South Herefordshire and Over Severn NCA to the south.

The rivers Wye, Lugg and Frome flow through the NCA in wide, fertile valleys eroded into mudstone and glacial deposits and provide a physical and ecological link with Wales and the Black Mountains and Golden Valley, the Clun and North West Herefordshire Hills and the Herefordshire Plateau NCAs upstream and the Herefordshire and Over Severn NCA downstream. The Wye flows in from the west, from Wales and the Black Mountains and Golden Valley NCA, and then from Hereford into the South Herefordshire and Over Severn NCA. The River Lugg flows through the Clun and North West Herefordshire Hills, crossing into the NCA from the west. It flows through the town of Leominster and south of here it is joined by a tributary, the River Arrow. The River Frome flows southwards into the NCA from the Herefordshire Plateau NCA, west past Yarkhill to Hampton Bishop southeast of Hereford, where it joins the Lugg. The River Teme crosses the northern tip of the NCA as it flows south from Ludlow before turning east to enter the Teme Valley NCA at Tenbury Wells.

Old Red Sandstone rocks underlie most of the area, linking with the neighbouring Black Mountains and Golden Valley NCA, and the Teme Valley and Herefordshire Plateau NCAs. There are widespread coverings of glacial deposits. There is an inlier of older marine Silurian rocks in the Shucknall Hill area. Recreational opportunity is offered by long-distance trails connecting this NCA to others include the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which connects the market towns in Herefordshire. Views can be expansive across to neighbouring NCAs, looking west to the Black Mountains, north to the Clun and Shropshire Hills, and east to the Malvern Hills and Woolhope Dome.

The area includes several nationally designated areas for landscape, geology and nature conservation importance. Small areas of both the Malvern Hills (773 ha) and the Wye Valley (130 ha) Areas of Outstanding Natural Beauty fall within this NCA. In addition, 430 ha of the River Wye Special Area of Conservation (SAC) and a small (42 ha) part of The Flits and the Moccas Park National Nature Reserves fall within the NCA.

Main transport links in the area are the A roads linking Hereford and Worcester, Hay-on-Wye and Leominster. Rail links run from the south through Hereford and on to Ludlow, and from the east between Worcester and Hereford, passing through Ledbury.

### Key characteristics

- Gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains.
- Much of the area is underlain by Old Red Sandstone, with localised deposits of alluvium and glacial drift. There is also a small area of Silurian limestone and siltstone at Shucknall Hill. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces.
- Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats.
- Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedgerows with sparse tree cover. Arable cultivation on lower-lying land.
- Localised traditional and bush orchards and occasional hop fields planted with windbreaks.
- Several historic parklands include Humphry Repton's landscape improvements at Garnons and Hampton Court, Capability Brown's landscape at Berrington Hall, Uvedale Price's Foxley and numerous medieval parks, many with important ancient and veteran trees.
- Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials.
- Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons. Historic market towns of Hereford and Leominster are the principal settlements.
- Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster.

### The Landscape through Time

Across the area there is extensive evidence for prehistoric activity and settlement in the river gravels, including cropmarks of the late Bronze Age and Iron Age. There are some good examples of Romano-British farmsteads and iron-age hill forts such as at Credenhill and Sutton Walls Camp. Roman development of the landscape has been an important influence. There are a number of Roman roads including Watling Street, a large Roman settlement at Kenchester (Magna), a Roman villa at Bishopstone and a crossing of the Wye at The Weir. Offa's Dyke was rebuilt but the original course of the dyke (around 780) ran from Hereford to Lyonshall and beyond. The establishment of a border between England and Wales set the context for the 'marches' landscape with historically the feel of a 'frontier' county. Defended manors, mottes and moated

sites are found in just about every settlement and even the characteristic separated church bell tower suggests defensive intent. This is also linked to the fertility and productivity of the landscape which makes it very valuable.

The market and mercantile influence on the landscape is also important with centres at Ledbury, Pembridge and Eardisley. From this also comes the rise in the fortunes of the gentry and the establishment of many medieval and Tudor gentry' houses with attached parkland (also the parklands of the nobles and particularly the Bishop of Hereford). Later the agricultural wealth of the lowlands also fuelled the establishment or redevelopment of houses and parkland.

The predominant settlement pattern of the area is dispersed but most of the villages and hamlets were established by the 11th century. Nucleated villages developed along river valleys at crossing points and defensible locations. Arable cultivation was historically concentrated in the Wye, Lugg and Frome river valleys with mixed agriculture elsewhere, and orchards for cider making appearing in the 14th century.

Extensive watermeadow systems along the wide river valleys developed from the 12th through to the 18th century and were often paid for by wealthy landowners to 'improve' agricultural productivity.

During the 17th and 18th centuries the central Herefordshire plain was primarily a corn-livestock region with wheat being the main cereal grown. Cattle and pigs were often kept in the cider orchards. The farms in the area were generally small, the majority below 20 ha in the mid-19th century and in 2000 68 per cent of businesses still operated on less than 50 ha. Historic designed landscapes are linked to the agricultural affluence of the area. A good example is Garnons, a Repton landscape next door to Foxley, seat of Uvedale Price, one of the first proponents of the picturesque landscape movement.

Between the 16th and 19th centuries farmsteads tended towards loose courtyard plans with large threshing barns. Cider houses, distinguished by wide doors, and hop kilns were incorporated into 18th-century farmsteads - some of these buildings have earlier timber-framed cores or recasings in stone of earlier timber buildings.

The predominant field pattern is of multi-period enclosures. Open fields, some organised on two- or three-field rotations, probably developed from small common arable cores after the late 11th century around larger nucleated settlements in the Lugg and middle Wye valleys. Around these communal fields, there lay a complex intermingling of assorted fields, common land and common arable. Enclosure was generally complete by the 18th century. Since then there has been a significant process of boundary removal in arable areas, particularly in the third quarter of the 20th century. The slopes to the higherland are characterised by smaller fields subdivided principally for stock management and have suffered less hedgerow removal.

In the latter part of the 20th century larger fields became a major element of the landscape east of Hereford. A very late connection to the rail network contributed to the retention of the rural character of the area. Expansion of the cider and fruit producing industries in the late 19th century established the commercial orchard character as opposed to the traditional orchard landscape.

Fruit production resulted in the location of Robertson's jam factory at Ledbury, linked to more recent soft fruit production under polytunnels. The Robertson's site was redeveloped by Universal Beverages Limited, processing vast amounts of bulk fruit for the drinks industries (in 2011 they processed 117,000 tonnes of apples).

The area has been dominated by commercial agriculture for the past few centuries with small areas of semi-natural habitat and a dispersed rural settlement pattern. It is a relatively undeveloped area which has escaped the pressure of modern development with some pressure to accommodate further growth around the urban centres of Hereford and Leominster, both of which have already grown far beyond their historic cores.

#### Statements of Environmental Opportunity

**SEO 1: Protect and manage the internationally important River Wye Special Area of Conservation and the many other watercourses and their flood plains to improve the health of the rivers and the quality and availability of water. Develop the capacity of the riverine environment to tolerate more extreme flow levels by protecting and creating new wet meadow and woodland in the flood plain and seek to increase recreational opportunities related to the riverine environment.**

For example, by:

- Enhancing the riverine character of the NCA by improving flood plain habitat, seeking opportunities to manage and create new wet meadow and woodland.
- Working with a wide range of partners to ensure that catchment sensitive farming principles and methods are used to reduce soil erosion, improve water quality, regulate water flow, reduce the impacts of flooding and help to build resilience to climate change, thereby improving the condition of riverine habitats and the opportunities for species that rely on the river to thrive.
- Managing riparian habitats, particularly low-input permanent pasture, hedgerows and woodland, to reduce soil erosion and improve water quality and biodiversity.
- Managing woodland on steep-sided hills and bankside trees, where appropriate, by coppicing to minimise land slippage, soil erosion and trees entering the rivers.

**SEO 2: Protect and enhance the natural and historic environment, integrating new development through the use of green infrastructure principles informed by existing heritage, geodiversity and biodiversity assets. Protect the agrarian character of the area by making the most of versatile and fertile soils to produce food while integrating semi-natural features and protecting above- and below-ground heritage assets and geological assets and reinforcing the strong sense of character.**

For example, by:

- Planning and delivering high-quality green infrastructure, informed by the Herefordshire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks; and maximising opportunities for people to have a high-quality experience of nature and heritage in both the urban areas and wider countryside.



- Conserving and protecting the integrity and fabric of historic buildings and their surrounding landscapes, particularly where new uses are being considered, and encouraging the use of appropriate styles and sustainable locally distinctive materials throughout the NCA.
- Protecting the area's historical and contemporary rural nature, lack of intrusion and sense of tranquility while supporting a working landscape that provides essential food, homes and recreational opportunities; and planning for reduced-carbon affordable housing that enhances landscape character and biodiversity, using local materials and built to high ecological standards.
- Conserving, managing and creating new orchards, conserving old fruit varieties, and developing the market for locally grown fruit and awareness of this as a local quality produce.
- Conserving, enhancing and making accessible the network of geological sites, where appropriate, to help to improve the understanding of the role that geodiversity plays, in particular its connection with biodiversity, landscape character, and industrial and cultural heritage.

## Appendix 5 – Archaeology Report

### Wellington Neighbourhood Development Plan (NDP) Archaeological Comments

by

Ron Shoesmith FSA, MIFA

#### The Broad Picture - Sources

Wellington is a large parish several miles north of Hereford which straddles the A49 Hereford to Leominster road. It is surrounded by Moreton-on-Lugg, Marden, Dinmore and Canon Pyon Parishes. Wellington village is towards the south of the parish and stretches mainly to the south of Wellington Brook on a road leading westwards from the A49.

Within the Parish the main archaeological features are associated with the Lugg Valley which runs roughly north-south to the east of the Parish. The well-drained gravels of this valley contain traces of substantial occupation from the Early Neolithic period through to the later medieval. This broad picture is well documented in the following publications:

- 1 *Past and Present - Quarries, Archaeology and the Lower Lugg Valley*, Herefordshire Archaeology, not dated.
- 2 *Wellington Quarry, Herefordshire, (1986-96), Investigation of a landscape in the Lower Lugg Valley*, R. Jackson & D. Miller, Oxbow Books, 2011
- 3 *The Lugg Valley, Herefordshire, Archaeology, Landscape Change and Conservation*, P. Dorling, Herefordshire Archaeology, 2007
- 4 *An Inventory of the Historical Monuments in Herefordshire, Volume 2*, Royal Commission on Historical Monuments, England, 1932. It lists and describes 29 buildings in the parish.
- 5 *Domesday Book - Herefordshire*, eds. F. & C. Thorn, Phillimore, 1983
- 6 In addition, the Herefordshire Sites and Monuments Record (HER), on the internet under Herefordshire Council - *Herefordshire Through Time* - contains details of all the monuments in Wellington Parish. The list includes 166 items: (<http://htt.herefordshire.gov.uk/smrSearch/Monuments/1396.aspx>)
- 7 There are over 50 listed buildings in the parish - see Appendix 2

#### Background

The **origin of the parish name** is uncertain. 'Estate associated with Weola' would suit, but there is no other trace of the personal name. There is also a Wellington in both Shropshire and Somerset and Wellington Heath in Herefordshire.

The **Domesday Survey** (Section 29.11) records:

In WELLINGTON Thorkell White held it.[of Hugh Donkey], 5 hides which pay tax. In lordship 2 ploughs; previously there were 5 ploughs. 9 villagers, 8 smallholders, a priest, a reeve, a smith and 4 riding men; between them they have 8 ploughs  
11 male and 9 female slaves; 2 mills at 13s.

At Droitwich he has 7 measures of salt [a measure was commonly reckoned as 8 bushels] for 30d.

Value before 1066 £8; now £7. There were more ploughs then than there are now.

also in (Section 29.14):

Hugh [Donkey] also [holds] ½ hide in WELLINGTON, and Ralph from him Wulfwin held it. 1 plough there.

The value is and was 10s.

A part of these holdings was in Wootton, which was held as *Wudetun* (farmstead or estate in or of woodland). It is apparent from the Domesday record that there would have been quite a few farms and houses in Wellington as well as the two mills during the 11th century.

An entertaining story, quoted in Rev. Charles J. Robinson's book *Manors and Mansions of Herefordshire* is perhaps worth repeating:

'At this town' states Silas Taylor 'was the beginning of the Danish massacre [the reference being' to the infamous measure by which Ethelred sought to exterminate his foes in the year 1002]. The presence of the Danes in Herefordshire is marked by very few local names, but it is noted that Sweyn, who avenged the above massacre of his countrymen, appears to have bequeathed his name to Swainhill, to the west of Hereford city.

After the Conquest Wellington was held by the Chandoses of Snodhill for several generations, and in the reign of Henry VI the manor was divided – one part falling to the share of John Walwyn. His daughter and co-heir married Richard Monington of Sarnesfield, and sold her portion of the manor to William Ward. In 1675 Ward's part was held by the family of Brydges (of the Ley); the lords of the other portions being Sir Herbert Perrott and the heirs of Richard Clark. In 1872 the lord of the manor was Rev. W.T. Kevill Davies, whose great-grandfather, Somerset Davies, acquired it by his marriage with Miss Lacy in 1752.

In this short section I have attempted to show that Wellington was an important village in the county with a strong resident population who will have left many archaeological traces.

In addition, Wellington is defined as an Archaeologically Important Urban Area in the Herefordshire Unitary Development Plan.

## Wellington Village

I am advised that the NDP includes potential sites in the general area of the present village area settlement and not further afield in the outer parts of the Parish. The following notes apply to this central area as shown on *Inset Map 40*. In this section I have only considered the archaeological implications of the area shown on this map.

Within this area there has been one recent set of archaeological trenching in advance of development. This was at Church House farm on the south side of the village road – a development by Bell Homes Ltd. for 20 dwellings. The archaeological work was carried out by Headland Archaeology (Report No. HAS 1065, August 2014). In the summary the author stated that 'The remains of a relatively modern brick built structure and associated yard, were found in the north-west of the site, but other than this, no significant archaeological remains were uncovered. The work did confirm a change in the superficial geology, from gravels and clay in the west of the site, to mudstone towards the east.'

However, the archaeologists noted that ‘The absence of any topsoil/subsoil in the western part of the site would indicate that any archaeological remains previously present would have been removed during the demolition and levelling in this part of the site. The present topography of the site reflects this clearance when the overburden appears to have been pushed towards the central and eastern parts of the site, accounting for the greater depth of the overburden in the excavated trenches in these areas’.

This was unfortunate, as the western half of the site is that nearest the church and thus is more likely to have been developed in the post-Conquest period.

## Conclusions

There has been little formal archaeological work in Wellington village; the recent trial trenching at Church House Farm was only practicable in the area furthest from the original roadside and thus least likely to show signs of habitation. As far as I am aware there have been no other archaeological interventions within the general village envelope.

The history of Wellington Village goes back to well before the Norman Conquest; the Domesday Survey indicating a thriving settlement during the Saxon period. On the eastern side of the A49, almost opposite the present village, there was a Roman Villa, Roman cremations, Beaker burials, and Neolithic activity. Close by a Saxon Mill was identified on the lower part of the Wellington Brook. To the north of the village there is again much activity with various enclosures and ring-ditches.

Although much of the archaeological monuments are to the east and north of the present village and associated with the course of the River Lugg, it would seem most likely that the fertile areas associated with the Wellington Brook would also have been used during both prehistoric and historic periods.

It is recommended that all potential development sites within the general village envelope and particularly those close to the brook should be archaeologically sampled before any development takes place.

## Attached illustrations

I would like to thank the authors of the various sources mentioned above for permission to use the following illustrations which are pertinent to this report. All are copyright and may not be further reproduced without permission of the copyright holders.

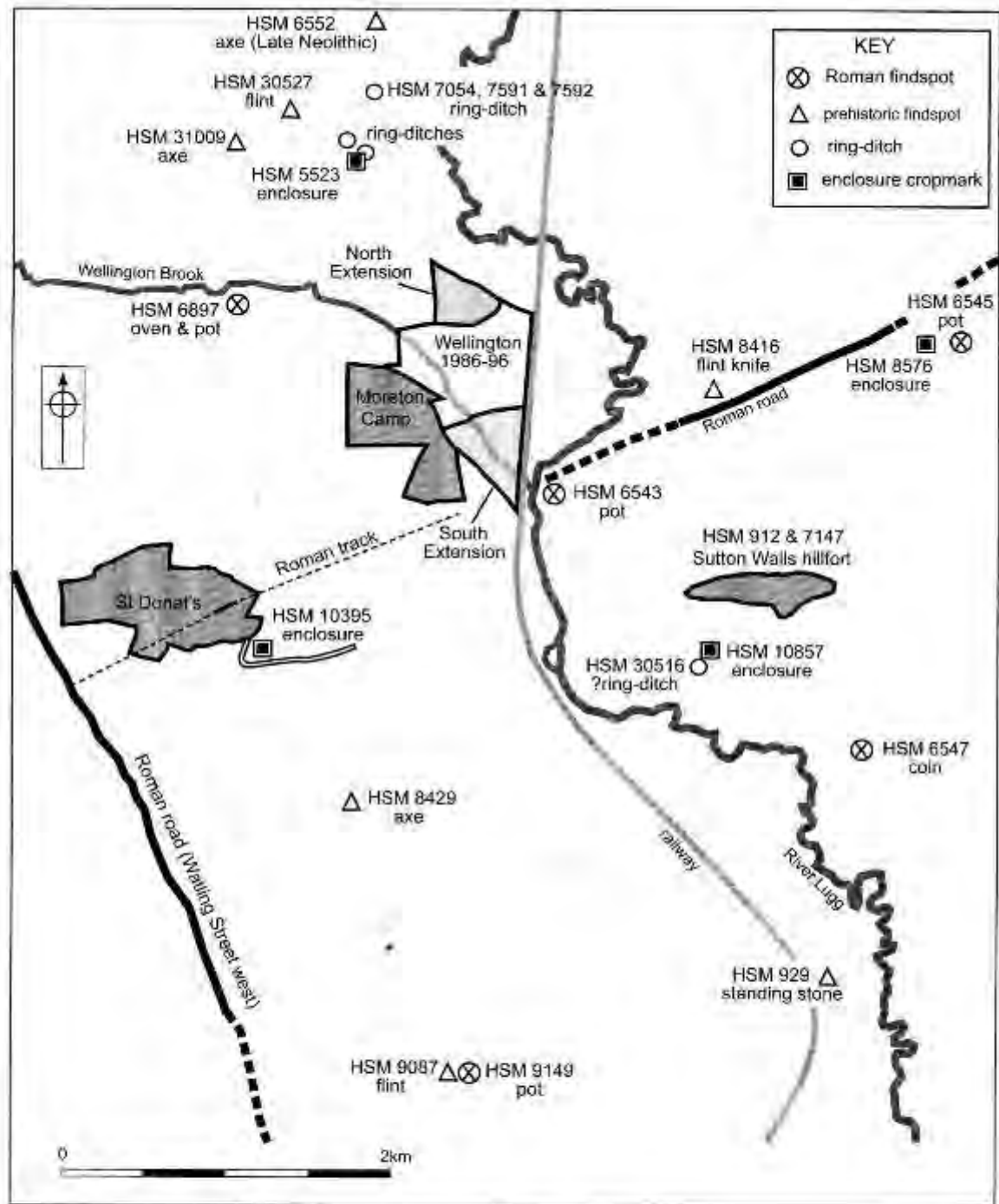
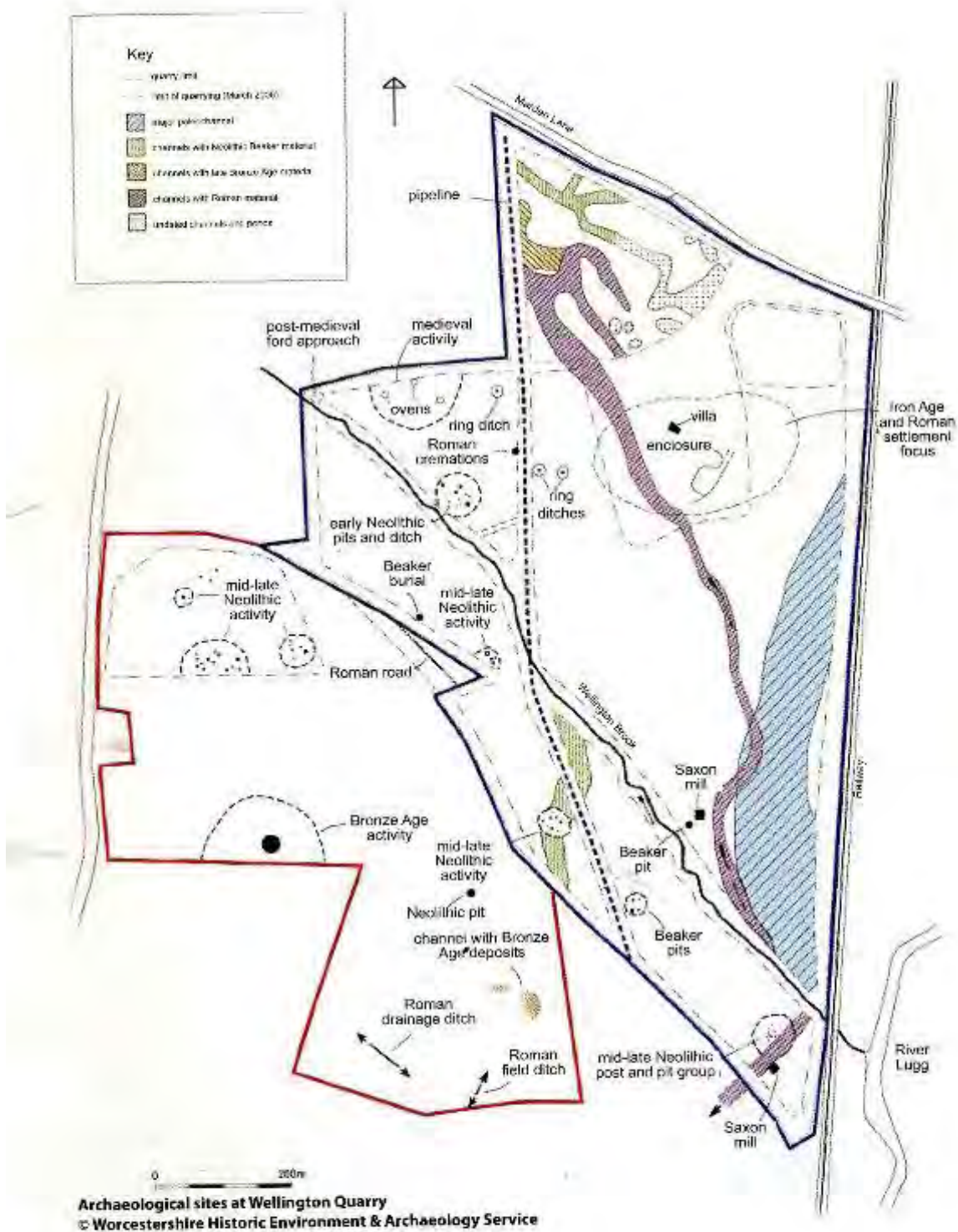


Figure 1.4. Sites in the vicinity

From:  
'Wellington Quarry, Herefordshire' (1986-96),  
Robin Jackson & Darren Miller, Oxbow Books, 2011  
© Worcestershire County Council

Fig. 1: Sites in the vicinity of Wellington with HSM numbers (Ref.No. 2)



6

From:  
Past and Present: Quarries, Archaeology and the Lower Lugg Valley'  
© Herefordshire Archaeology

Fig 2. Archaeological sites at Wellington Quarry (Ref. No. 1)

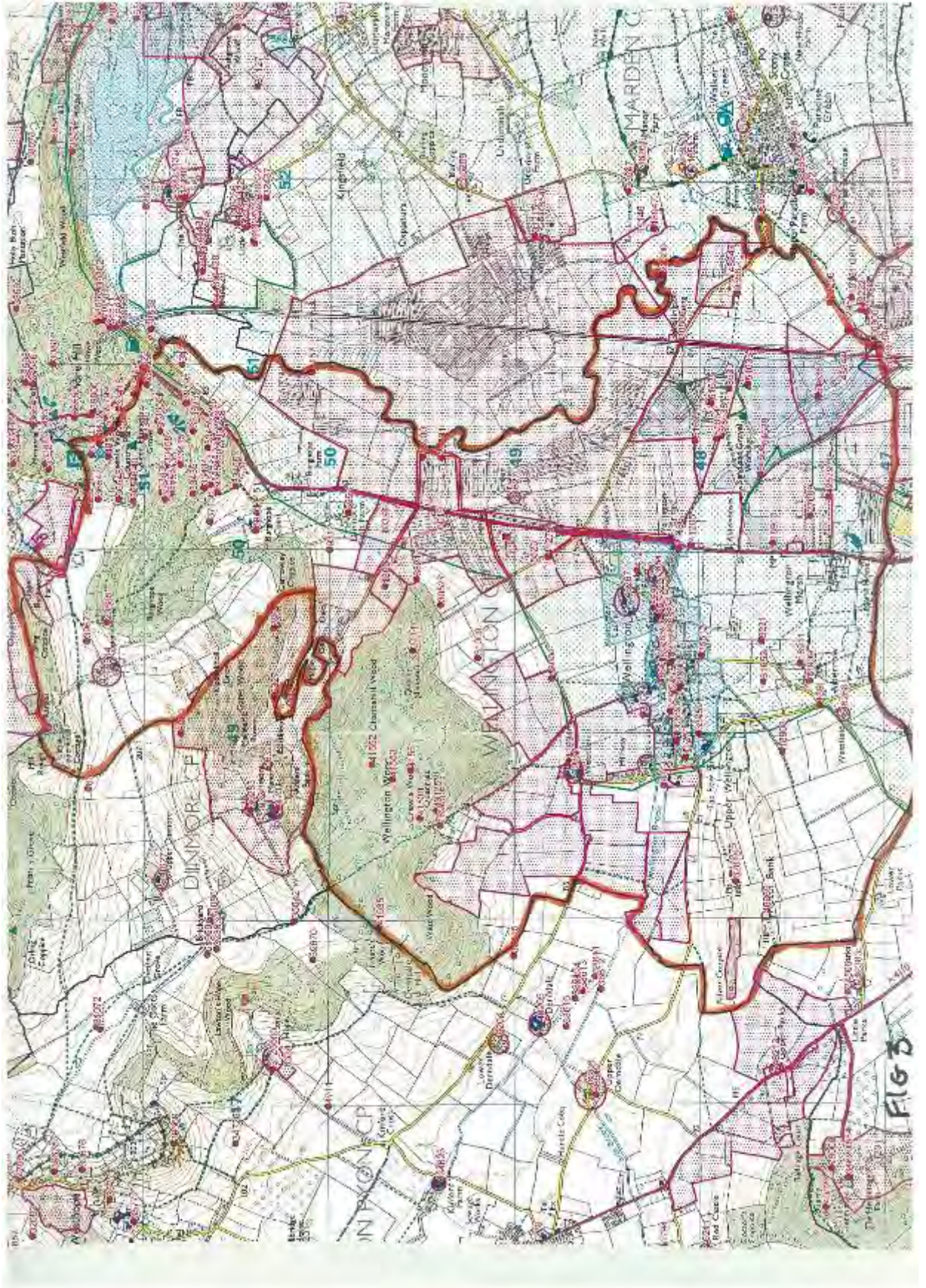


Fig 3. Composite Plan showing SMR numbers (Ref. No. 6)



*Figure 8 An extensive series of cropmarks scattered across the landscape to the west of the A49 near Wellington. In the foreground a trapezoidal enclosure has a clear entrance in the eastern side ©HAAS 96-C-1421*

From:

The Lugg Valley, Herefordshire; Archaeology, Landscape Change and Conservation  
by Peter Dorling.

Hereford Studies in Archaeology 4. 2007

© Herefordshire Archaeology

Fig. 4. Enclosures in the north of Wellington Parish (Ref. No. 3)





Figure 98 Vertical air photograph of the army camp at Moreton-on-Lugg taken in 2002. Dating from 1942 it had become an integral part of the local landscape © Herefordshire Council 2002

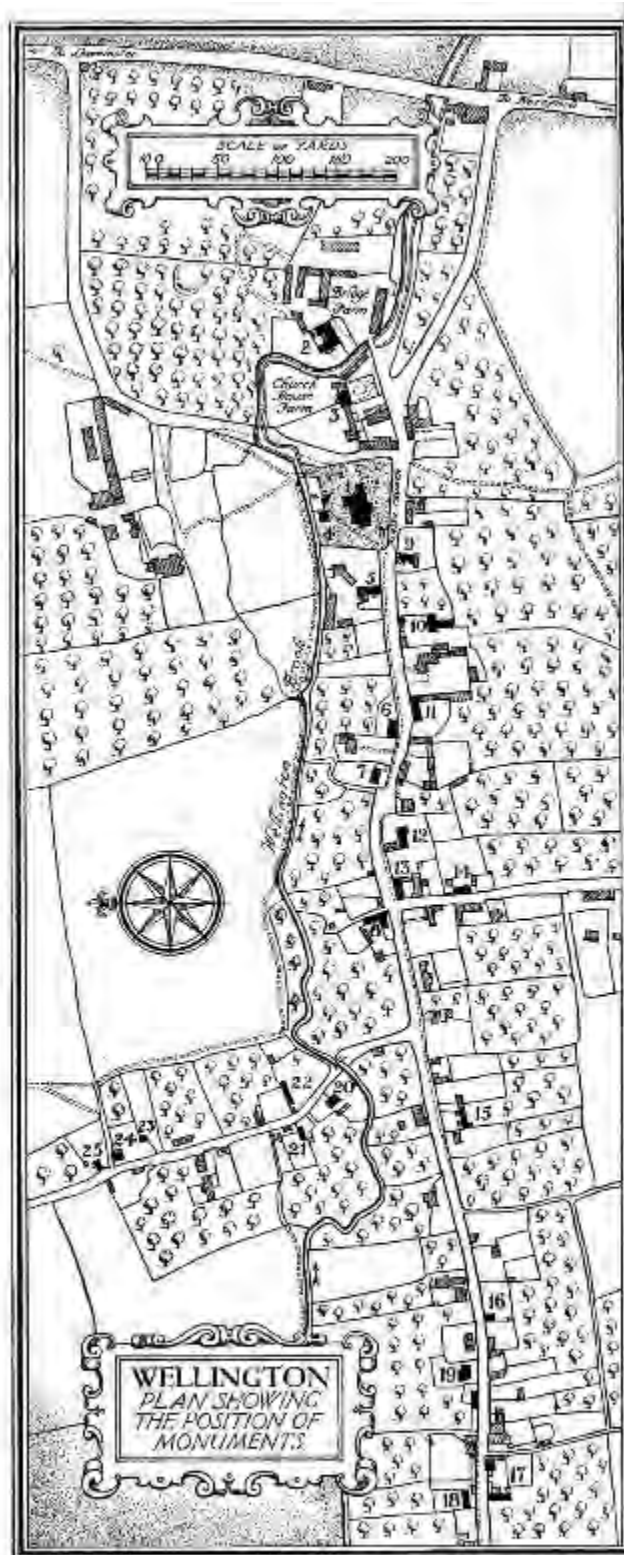


Figure 99 An oblique aerial photograph taken in April 2006 shows the army camp removed and part of the site stripped in advance of gravel extraction © HAAS 06-CN-0819

From:

'The Lugg Valley, Herefordshire; Archaeology, Landscape Change and Conservation',  
Peter Dorling, Hereford Studies in Archaeology 4, 2007  
© Herefordshire Archaeology

Fig. 5. Aerial photographs of Moreton Camp (Ref. No. 3)



From:  
'An Inventory of the Historical Monuments in Herefordshire',  
Volume II - East  
Royal Commission on Historical Monuments in England, 1932

Fig. 6. Plan showing RCHM monuments (Ref. No. 4)

Ron Shoesmith

2 March 2015

## Appendix 6 – Report from Informal Consultation Event Friday 13<sup>th</sup> March and Saturday 14<sup>th</sup> March 2015

In order to obtain the views of as wide a cross section of parishioners as possible, Wellington Parish Council, via its Neighbourhood Development Plan Steering Group, organised an informal consultation event to publicise the first draft of the plan, prior to its Regulation 14 consultation.

The selected method of publicising the event was via Royal Mail second class post to 446 households, mailed on March 2nd and 3rd in order to allow sufficient notice but without publicising it too far in advance and running the risk of people forgetting.

The consultation was open from 4pm-8pm on Friday 13th and from 11am-4pm on Saturday 14th; timings selected in order to facilitate those who work during the day. Wellington non-conformist Chapel was selected as the location – this choice was made as the Community Hall was not available on the two consecutive days; the Chapel had the added advantage of being more centrally located and close to the Community Hub (shop and Post Office).

35 graphic panels were used to explain the NDP procedure and included a parish map, SHLAA map, village map showing 9 assessed sites and a map showing the 3 recommended sites. These were accompanied by A3 posters of the proposed formal policies, together with copies of the draft report and site assessment report set aside in a room with tables, chairs and refreshments.

Each qualifying visitor (checked to electoral role) was handed a questionnaire for completion (anonymously if preferred) on the day to be deposited into a box on departure. The option was also provided for this to be emailed/posted back within seven days to the Parish Clerk.

Statistics recorded on the two days by Wellington's Parish Clerk show:

Total number of individual households attending:	67	15.02% of 446
Total number of questionnaires handed out:	98	12.45% of 787*
Total number of visitors not resident in the Parish:	6	
*Total qualifying on electoral register:	787	

Of the 98 questionnaires distributed, 78 were returned completed by the deadline (one week following the event), representing an 80% return. 53% of these had a name/address added, the remainder were anonymous.

In the following data, percentages have been 'rounded' for ease of reference.

Question 1 (Do you feel this draft Neighbourhood Development Plan meets your wishes for the future of Wellington to 2031?) was answered as follows:  
YES 66 85% NO 11 14% (not answered 1)

Question 2 (Please consider the three sites recommended for housing development. Do you agree with the recommendations of the Steering Group?) was answered as follows:  
YES 65 83% NO 13 17%

(Due to an error on the questionnaire there was no question 3). Questions 4 and 5 related to self-build, which is a subject separately addressed as part of the draft plan.

Additional comments made either under Q1 or 2 or in the space provided or at the foot of the questionnaire are recorded verbatim.

For ease of reference where they are applicable comments have been grouped together followed by a response from the Parish Council. (note: some comments are repeated as they covered more than one subject and it was not deemed appropriate to split up one person's comment which might result in it being read out of context).

#### GENERAL COMMENTS

"Flow of traffic and the need for better pedestrian facilities to move through the village (e.g. street scenes)"

"Under appendix 1 NPPF Page 5 Core Strategy SD4 - this is of fundamental importance in the context of Wellington and any future development. Must be enforced."

"Transport to Hereford and Leominster - will the present bus service be sufficient?"

"Well done, appears very comprehensive"

"Looking forward to appendix 5 especially in relation to one of the problems in that the NDP looks at housing mainly but not other developments that can easily occur in rural areas".

"It is important not to lose sight of retaining the rural character of our village"

"Provided attention is given to flooding, drainage, access, traffic speed, visual impact etc."

"Support for the school needs to be commensurate with development".

"Access to village from A49 of concern".

"Transport is of concern, all 492 buses to come through village and A49 junction needs reconsideration".

"Does this effectively exclude any development at the Marsh and Burghope? There is no mention of how redundant farm buildings should be used. The site at Wyevale - should that be earmarked for potential business development. With the additional housing already approved and the proposed new housing over the next 15 years there is no mention about problems of additional traffic that will inevitably arise and the impact on pedestrians. This is especially relevant given that this is already of concern as noted from Q11 of the village survey."

"We need to build to sustain village but what about infrastructure - drainage is inadequate now".

“Inclusion of dedicated live/work units”

“Not added, taken away! Yes to the site opp Millway, the site at Auberrow should be included. This planning should be delayed as long as possible. The English village is fast disappearing. Why do people want to live in Wellington? Because it is a lovely village at the moment.”

“With the recent and ‘planned’ increase in housing it would be wise to ensure that infrastructure will meet the needs of additional people e.g. schooling and utilities (such as sewage)”

“I have lived in Wellington since 1937. In those days the village flooded badly. The Brook was cleared out and solved the problem. Most people move here because it offers services, is conveniently close to Hereford and is a pretty unspoilt Herefordshire village. I trust the people concerned in making the plan keep this in mind. I am impressed with how newcomers to the village have played their part, particularly in working for our church and the parish council”.

To Q2 the comment was added “if they do not invade the privacy (with their upstairs windows) or existing back gardens. I would like to see houses built with cottage type designs/interesting porches/window canopies, not plain boxes or 60’s style like those opposite the pub.”

**Following are the statements which could be more readily responded to under headings:**

#### CHILDREN’S PLAYGROUND

“It is a shame that a playground was not incorporated into the village either near the shop or next to the school – or that the community centre next to the shop could not be incorporated into the shop area for more village facilities”

“Playground to be included somewhere in plans”

“Children’s playground.”

“I would like to see a children’s playground”.

“A children’s playground and accommodation for elderly residents”.

#### RESPONSE

*Currently, under the auspices of the Community Led Plan Steering Group, volunteers have formed a team to look into the availability of both land and funding for a children’s playground. The Parish Council has pledged to assist the team to identify suitable sources of funding. The Draft Plan also seeks to protect a piece of land (identified as RST5 in the Unitary Development Plan – open space, recreational land) which is located at the rear of the Church Farm development currently being built. The intention of protecting this land is so that it may provide a potential site for a playground.*

### MEDICAL CENTRE

“Too many sites, area three ‘juts out’ already have new houses in this area. Would be useful having a medical centre in the village as the residents are getting older – it is only the older generation that can afford to live here”.

“Would like a doctor’s surgery as at the moment the nearest is 5 miles away”  
(Same comment from two people using one form).

### RESPONSE

*Medical Centres/Doctor’s surgeries are generally funded by a group of GPs who see a business opportunity in a particular area. Given that no interest has been expressed at any time by any such group, this draft plan does not seek to allocate a specific piece of land for that purpose. Should a planning application be made in the future, it would be the decision of the Parish Council, in consultation with parishioners, whether the application (its design, location, parking arrangements etc.) would be appropriate but such a venture would not be discouraged by the current Parish Council.*

### BUNGALOWS AND ACCOMMODATION FOR ELDERLY

“Inclusion of small one/two bedroom bungalows to encourage downsizing of existing residents, clustered together for self-help but not necessarily warden controlled”.

“ I feel that section 6.3.39 (3) page 20 should be taken further in stipulating that developments include ‘small’ single storey properties within a given project (such as in Bodenham)”.

“Need for 1/2 bedroom bungalows maybe in a cul-de-sac.”

“A children’s playground and accommodation for elderly residents”.

“Site 1 Millway, flooding is the big issue and access onto a narrow road. More housing is needed for the single and elderly and affordable housing for our children to remain in the village”.

“Single persons and elderly person’s accommodation needed. Site 1 Millway will increase flooding at the Mill. The site at Auberrow would be better”.

“Appreciate you are aware of the young and their needs but feel there must be more smaller homes for young and OLD – several older folk would like to downsize and stay in village but homes not available.”

### RESPONSE

*Whilst there is no specific mention made of the need for sheltered accommodation, this particular issue has been investigated by the Parish Council quite recently. It is their understanding that Housing Associations, (who fund, build and manage such accommodation) have a policy that sheltered developments are now concentrated around the market towns where there is better access to facilities such as public transport, medical facilities etc., rather than in villages where there is a danger of isolation from such facilities.*

*As regards a development of bungalows on land which has been recommended for development, this would be a consideration for a developer in establishing*

revenues. The Policies within the plan (especially W3) seek to ensure a mix of tenure, type and size of dwelling.

#### ALLOTMENTS

“By 2031 we may need a mosque. Allotments are a good idea.”

“Allotments?”

#### RESPONSE

Policy W9 states “all residential developments will be expected to make space for allotments (where a need is identified by the community)”

#### SINGLE PERSON’S ACCOMMODATION & AFFORDABLE ACCOMMODATION

“Site 1 Millway, flooding is the big issue and access onto a narrow road. More housing is needed for the single and elderly and affordable housing for our children to remain in the village”.

“Single persons and elderly person’s accommodation needed. Site 1 Millway will increase flooding at the Mill. The site at Auberrow would be better”.

“Site three prone to flooding. Affordable homes – young families – school numbers maintained or increased, numbers have fallen in the last 10-15 years”.

“There is a major need for affordable houses to benefit all the village facilities”.

“Definitely homes for younger (with children) affordable, need young blood.”

“I would like to see most new build as affordable housing. We already have enough ‘executive’ homes. Also south facing new homes should have solar panels”.

“Appreciate you are aware of the young and their needs but feel there must be more smaller homes for young and OLD – several older folk would like to downsize and stay in village but homes not available.”

#### RESPONSE

According to the 2011 census, Wellington has 21 one-bedroom properties representing 5% of the total (see page 29 section 6.3.4). There are 31 2-bedroom properties representing over 12% of the total – thus 17% of Wellington’s total housing stock at 2011 was 1 and 2 bed. This figure will increase by 5 with the addition of 2-bedroom properties at Parsonage Fields and St Margaret’s Gate.

Herefordshire Council rely on their Housing Needs Surveys to calculate housing need. Wellington had a HNS produced in May 2014 which called on residents likely to have a need for housing within the next three years (i.e. to May 2017) to indicate their requirements.. This survey identified 15 households wishing to move to a home in Wellington, three of which needed rented ‘affordable accommodation’ 4 were eligible for more than one tenure option and 2 were not determined. 5 required a home on the open market.

Most of those responding specified 2 or more bedrooms indicating that they may not be single people – only two specified a 1 bedroom property – one to purchase at low cost housing market value and one private rental.

*Parsonage Fields had four affordable rental properties advertised for families; St Margaret's Gate will have seven. Allocations for St Margaret's Gate will firstly be dealt with based on a proven local connection before being offered to surrounding villages. These allocations will be watched carefully by the Parish Council as a means of monitoring need over availability.*

*The need for single person's rental accommodation needs to be ascertained as being 'real or 'perceived'. This maybe something that the Parish Council can work on with Herefordshire Council's Housing Development Commissioning Officer with whom a good relationship exists.*

*The draft plan seeks to ensure that all new developments have a mix of sizes and tenures with the aim of providing open market housing at modest cost.*

#### OTHER LAND OTHER THAN THE NINE SITES ASSESSED

*"We need more houses but one out of the three proposed sites are not right. The site opposite the garden centre would have been far better. Site 9 is inappropriate due to the high landscape value and being next to Mill - I am horrified".*

*"If site 9 is acceptable then there is no reason site 1 (excl flood zones) could not also be developed. If site 9 integrates into village why not site 6. Why was scrub land south of nursery not assessed?"*

*"Does this effectively exclude any development at the Marsh and Burghope? There is no mention of how redundant farm buildings should be used. The site at Wyevale - should that be earmarked for potential business development. With the additional housing already approved and the proposed new housing over the next 15 years there is no mention about problems of additional traffic that will inevitably arise and the impact on pedestrians. This is especially relevant given that this is already of concern as noted from Q11 of the village survey."*

#### RESPONSE

*The Neighbourhood Development Plan can only concern itself with land which has been put forward by landowners in the formal call for sites or which have already been assessed as available and with potential in Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA). No land owners were approached directly regarding specific pieces of land as such action could bring the process of the NDP into dispute. Specifically, the land south of the garden centre was judged by the SHLAA as having 'no potential' given that part is in flood plain and there are issues of access. It was NOT put forward for consideration by the landowner in the 2014 call for sites.*

#### OTHER GREEN AREAS FOR PRESERVATION

*"The CLP showed that Parishioners were worried about losing old orchards and green areas - why are more green areas not designated for preservation especially site 8 and its adjacent orchards".*

#### RESPONSE

*Para 77 of National Planning Policy Framework is detailed on page 25 of the draft report; this provides the criteria against which green space can be designated. The only area in Wellington which meets the criteria is the playing fields.*



### MARSH DEVELOPMENT & OTHER PARTS OF THE PARISH

“This development covers the village, were any sites not considered in other parts of the parish e.g. the Marsh development?”

“Does this effectively exclude any development at the Marsh and Burghope? There is no mention of how redundant farm buildings should be used. The site at Wyevale – should that be earmarked for potential business development. With the additional housing already approved and the proposed new housing over the next 15 years there is no mention about problems of additional traffic that will inevitably arise and the impact on pedestrians. This is especially relevant given that this is already of concern as noted from Q11 of the village survey.”

### RESPONSE

*The Parish Council has already objected to the development at the Marsh on a number of grounds which can be viewed online against planning application 143792. It should also be noted that the landowner did not submit the land as part of the NDP process. A further mention was made of Burghope – Herefordshire Council’s policy regarding sustainability of local services sets out criteria where housing may be built away from the main village settlement. Neither the Marsh nor Burghope fulfil those criteria for development of the type included in this plan.*

### FLOODING

“It is important to emphasise the issues of flooding and also the problem of run-off and the impacts developments have on the natural movement of water”.

“Site 1 Millway, flooding is the big issue and access onto a narrow road. More housing is needed for the single and elderly and affordable housing for our children to remain in the village”.

“Single persons and elderly person’s accommodation needed. Site 1 Millway will increase flooding at the Mill. The site at Auberrow would be better”.

“Site 2 the bottom of the road floods terrible building these houses will cause more flooding. Terrible planning. Don’t think the plans for site 2 have been looked into when it floods it floods very bad I have lived here all my life and I know how wet the fields go. Where will all this water go? Wellington is getting too big. I have heard this is not a flood risk area!! I know it floods and can show photos of the floods at the bottom of my road. Where is this water going to go it comes off the field? I am writing this on behalf of my husband also who is working this weekend”.

“Site three prone to flooding. Affordable homes – young families – school numbers maintained or increased, numbers have fallen in the last 10-15 years”.

### RESPONSE

*Policies W11 and W12 on pages 27 and 28 of the draft report cover this subject. None of the sites proposed are in flood plain. It is understood and recognised by the Parish Council that localised flooding occurs in particular locations in the village. Any planning applications will be required to take into account local*

*issues of water run-off and flooding, as well as access and road improvements if required.*

#### SCORING METHODOLOGY

*“The criteria relating to the proximity to the shop and to the school seem to be spurious. If the Parish is already reduced down to the development area then anywhere within the ‘zone’ is served by a shop, a pub, a school, a church and a chapel. To discriminate on sites a difference of 5 minutes v 15 minutes’ walk should not be judged in my view as part of the site scoring. Are these criteria national, local council, Kirkwells, parish council set and scaled?”*

#### RESPONSE

*If these both these scores are removed, it does not change the recommendation. Both facilities were viewed by the NDP Steering Group to be of value when assessing the site. The scoring methodology is a proven process used by Kirkwells nationally. See also Page 4 of the site assessment report, item 3.1*

#### SETTLEMENT BOUNDARY

*“My concern is that by drawing the line of the settlement boundary so tight into the existing village it might reduce the influence of the Parish Council on planning proposals outside that boundary but close to the village.”*

*“Will the settlement boundary policy remain? If so will it be amended to include the proposed sites?”*

#### RESPONSE

*The settlement boundary has been re-drawn to take into account the proposed sites. The NDP Steering Group felt that retaining a defined settlement boundary was important to prevent over development and indiscriminate development.*

#### COMMENTS ON THE SITES SELECTED OR USE OF OTHER ASSESSED SITES

*“These developments are all pushed to the periphery of the village which is fine for people who live in the centre.”*

*“Site 8 should be used as it is more central, access is NOT an issue despite the claim to the contrary”. This comment made verbatim on two forms*

*“Would prefer to see only infill development as there has been enough ‘major’ development. Site 3 (Auberrow Road) simply extends the settlement boundary so prefer site 2 enlarged if we have to have more houses.”*

*“We need more houses but one out of the three proposed sites are not right. The site opposite the garden centre would have been far better. Site 9 is inappropriate due to the high landscape value and being next to Mill – I am horrified”.*

*“Site 1 would appear more suitable. Sites 4 and 5 to spread developments. Site 6 why is this deemed ‘not integrate well’. Up to date maps should have been used as Parsonage Farm development is not shown”.*

*“If site 9 is acceptable then there is no reason site 1 (excl flood zones) could not also be developed. If site 9 integrates into village why not site 6. Why was scrub land south of nursery not assessed?”*

“Housing on site 1 west of graveyard impacts directly on my dwelling restricting views so would object. Take into account current resident’s needs/requirements rather than those of landowners wishing to make profit selling land for houses”

“Too many sites, area three ‘juts out’ already have new houses in this area. Would be useful having a medical centre in the village as the residents are getting older – it is only the older generation that can afford to live here”.

“Not added, taken away! Yes to the site opp Millway, the site at Auberrow should be included. This planning should be delayed as long as possible. The English village is fast disappearing. Why do people want to live in Wellington? Because it is a lovely village at the moment.”

“Site 5 should be developed, all services on site”.

“The two main sites are in desirable locations. I am less convinced of the need for the Millway site”.

“Single persons and elderly person’s accommodation needed. Site 1 Millway will increase flooding at the Mill. The site at Auberrow would be better”.

“The development plan was trumpeted as a democratic process, the will of the people. Views were canvassed and I believe they are being ignored. One overriding concern was not spoiling the village and its rural concept, with most people wanting at most 40 homes, surely that target is close to being reached? I am sure most villagers will want Site 1 to be developed as they will only drive past it, but it will be a first impression of the village (one of urbanisation), that counters the wishes of the village. It will make it look like Moreton-on-Lugg”  
Parish Council note: the development plan referred to above is assumed to refer to the Community Led Plan which is a different exercise from the NDP and which has been used to inform local evidence for the NDP – see references included in draft report. See also comments in red regarding number of homes.

#### RESPONSE

*Comments made on development on specific sites have been noted. The Draft going forward to Regulation 14 changes the order of phasing of the sites in order to create organic growth at both the eastern and western parts of the main village, taking into account development that is already taking place at the eastern end.*

*With that exception to phasing only, the Parish Council stands by the recommendations made in the draft report as to the three most appropriate sites for development based on the rigorous and independent scoring conducted by Kirkwells and detailed in their Site Assessment Report.*

*Site 5 (Auberrow, adjacent to Orchard End) was discussed in public forum at a Parish Council meeting given formal concerns raised regarding road safety in that location. It was unanimously agreed that this site should not be put forward as part of the plan.*

Only comments relevant to the Informal Consultation and the draft report used for that event are recorded. Other comments which may have been made will be or have already been dealt with in the appropriate context.

**IMPORTANT NOTE:**

Since the plan went to informal consultation, Herefordshire Council has advised of a change in calculation basis for rural villages; the percentage remains at 18% but it is now based on the whole Parish and not on the core settlement.

In Wellington's case this brings the total requirement to 77 in the period to 2031. **NO ADDITIONAL SITES WILL BE ALLOCATED** as this total is achieved with the three sites proposed when added to planning approvals since 2011.

It is also recognised that in-fill plots could also result in additional housing.





# Wellington Neighbourhood Plan Regulation 14 Consultation Draft



The Parish Council are grateful to the Localities Team and the Community Development Foundation who have supported the development of the Neighbourhood Plan



## Kirkwells

The Planning People