

# Wellington Submission Neighbourhood Development Plan

## Consultation Statement

September 2015



Map 1 Wellington Designated Neighbourhood Area (PSMA Licence no. 100044664)



## 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Development Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Wellington Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Development Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and Neighbourhood Development Plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 In January 2014 the Parish Council made the decision to prepare a Neighbourhood Development Plan for the Parish. The area was formally designated by Herefordshire Council on 24 February 2014 and is shown in Map 1 above.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

## **2.0 Draft Wellington Neighbourhood Development Plan and Informal Public Consultation**

- 2.1 Planning consultants Kirkwells were appointed in April 2014 by the Parish Council to provide ongoing professional town planning support and advice. The Draft Neighbourhood Development Plan was prepared by a Steering Group of Parish Councillors, and local residents.
- 2.2 The Neighbourhood Development Plan builds on earlier work including the preparation of the Wellington Community led Plan, which updated the 2003 Parish Plan. This identified a number of key themes which are significant to local residents, and those which are relevant to spatial planning were used to inform the content of the Draft Neighbourhood Development Plan.

### **Planning for Real Events July 2013**

- 2.3 A Planning For Real event was held across 2 days in July 2013, and a questionnaire which led to the Community led Plan. This information was used to inform the first drafting of the Wellington Neighbourhood Plan. See Appendix I for photographs and publicity for the events.
- 2.4 In 2003 the Wellington VILLAGE Plan was published. Ten years later a similar, community led process is being undertaken to produce the 2013 Wellington PARISH Plan.
- 2.5 An open meeting was held by Wellington's Parish Council in January 2013 to put forward to the community the idea of a community led plan and to ask for volunteers interested in forming a Task and Finish Steering Group. At this meeting ideas about issues and what makes Wellington a place that was good to live in were collected.
- 2.6 In February 2013 a steering group was established with a chair, a secretary and representation from the Parish Council as follows:

Jennifer Jarrett (Chair)  
Liz Bullar ( Secretary)  
Mike Lyke (Vice Chair & Financial Controller)  
Jenni Gowan (Parish Council Liaison)  
Chris Bucknell (Wellington Parish Clerk)  
John Allender  
John Edgar  
Shirley Edgar  
John Hayward  
Pat Lewis  
Peter Manson



David Merrey  
 David Morgan (retired)  
 Cherry Newton  
 Martyn Slocombe  
 Rose Thomas  
 David Wood (Parish Council)

2.7 During the next 7 meetings the steering group went through the following processes culminating in the Planning For Real Open Days on Friday 12<sup>th</sup> and Saturday 13<sup>th</sup> July 2013

2.8 Dividing the issues and topics raised at the open meeting into Themes and appointing Theme Coordinators

THEME	CO-ORDINATORS
Health & Welfare	John Hayward Cherry Newton
Infrastructure & Development	Mike Lyke Liz Bullar
Environment	Pat Lewis Rose Thomas Shirley Edgar
Communications	John Edgar Jennifer Jarrett
Local Economy	Martyn Slocombe
Leisure & Recreation (Community Facilities)	Peter Manson Dave Merrey

2.9 The Steering Group resolved to take the important step of identifying chosen “Voices” in order to approach all parts of the Community, to bring attention to the Planning for Real process and to stimulate discussion throughout the Parish.

2.10 Members of the Steering group referred to the topics and reached out to:

- Outer Parish North - Issues were received from at least 5 persons and in addition 3 came to the Open Day

- Outer Parish South - A coffee morning was undertaken in Auberrow by a steering group member
- Young Families - Theresa Macmillen gave the Mothers and Toddlers Club an opportunity to raise their issues. Separate discussion took place with separate families.
- Clubs - Discussions took place at Silver Threads, WI, Coffee Morning Over 60's
- Under 12's - Members of the group took part in the School Parliament and led the discussion regarding the issues relevant to those attending Wellington School.

- 2.11 The summary of these discussions proved a vital input into the process to enable planning the Planning For Real and for further input into the questionnaire.
- 2.12 A poster campaign to raise awareness was undertaken:
- (a) Feb 2013 explaining that a steering Group was to be established asking for volunteers.
  - (b) April 2013 Creating interest and asking for views
  - (c) April Insert in Welcome Magazine
  - (d) June Advert and front cover in Welcome Magazine
  - (e) July 2013 Flyers delivered to every house in Parish
  - (f) July 2013 Poster for the Planning for Real Open Day
- 2.13 In addition all information and posters were placed on the Parish Web site
- 2.14 The aim of 'Planning for Real' open days is to get a wide representation of the community to identify issues and ideas in a fun way using large scale maps of the parish and flags which show where the issues are. Two 'Planning for Real' Open Days were held on Friday 12th 3pm – 7pm and Saturday 13th 11am – 4pm.
- 2.15 The community was invited to attend the two Open Days through adverts in the Welcome magazine, posters around the village and personal approaches. The Steering Group decided to concentrate on the real importance of the event rather than have a wide range of attractions which would both detract from the Open Day and be expensive. They offered free refreshments and a free Bowls taster session together with a display from the History Society and the story and progress of the Community Hub Project.
- 2.16 In the Hall the environment display included a wildlife quiz for children and a dead bat for them to examine. The Infrastructure and Development stand included safety and was giving away safety bells, and the communications stand included access to the Parish web site. The school provided a display depicting the Wellington School Parliament at which they had discussed their own issues plus a 3D map of the village, tourist leaflets and a beautiful collage of the village street. Outside there was a Steam Car on Friday and a Fire Engine and Firefighters' Charity Stall on Saturday.

2.17 Theme Coordinators provided and manned a display for each of our themes at the Planning For Real Open Days to provoke thoughts and discussion. There were the following displays:

Communications

Health & Welfare

Leisure & Recreation (Community Facilities)

(This included plan of the play area provided by Will Newby age 12)

Infrastructure, Development & Safety

Environment

Local Economy

2.18 There was also a display area entitled 'Happy Bubbles' designed to encourage attendees to say what they liked about living in Wellington.

**WHAT MAKES**

**WELLINGTON**

**THE PLACE WHERE YOU WANT TO LIVE?**

**PUT A GREEN SPOT**



**IN THE HAPPY BUBBLE THAT YOU LIKE**

**CREATE YOUR OWN HAPPY BUBBLE TO PUT YOUR SPOT IN**

**PLANT A FLAG FOR CHANGES, IDEAS OR ISSUES**



- 2.19 In addition there was an opportunity to write cards in a “quiet corner” if the visitors had more to say or wished for a reply.
- 2.20 Large maps of the geographical extent of the parish and one of the more populated areas were commissioned and flags of issues prepared. The flags were colour coded by theme and pre-printed with issues (to make it easier to analyse at the end) as well as some blank ones on which people could write their own issues.
- 2.21 The templates for the flags were provided by the parish planning support staff from Herefordshire Council but were added to following the consultation with our demographic “Voices”.
- 2.22 Members of the steering group greeted each visitor and ensured that each put a dot on the demographic chart and where they lived on the large map of the parish. They were then welcomed into the Hall and the process was explained to them. Each display was manned and discussions were encouraged. Each theme had a display of Flag Issues and a supply of colour coded flags. Some issues appeared in more than one theme.

ISSUE	COLOUR CODE
Communications	Pink
Health & Welfare	Yellow
Leisure & Recreation (Community Facilities)	Red
Infrastructure, Development & Safety	Blue
Environment	Green
Local Economy	Orange
School Map	Cream

- 2.23 These flags could then be placed in either the large map of the parish or in the map of the more populated areas. They could be placed in either map:
- right on the spot of the issue
  - in the general vicinity if it covered more than one area
  - in the area designated non- specific.
- 2.24 The Steering Group were very careful to ensure that no person was pressurised or influenced in any way and that the flags, once placed, were not tampered with. A record was made of every flag that was placed on the maps.
- 2.25 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.

- 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

- 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

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

THEME: Communication

- 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)

- 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

- 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

- 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

#### 2.26 The Issues were divided into

- Maintenance issues which can be resolved by the Parish Council within existing arrangements
- Development issues related to location and type of new development in the Parish
- Improving existing arrangements/structures
- New ventures e.g. community initiatives

2.27 In Autumn 2014, a questionnaire was distributed to every household in the Parish. The questionnaire built on the issues raised during the Planning for Real exercise and explored how people wished to progress them and what they are willing to do to support them. This questionnaire was an important part of the mandate for the development of a community-led plan and then a Neighbourhood Plan in Wellington.

#### **Questionnaire - 2014**

2.28 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. A copy of the questionnaire is included at Appendix II.

#### Housing & Development

2.29 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:

- 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
  - - 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.
  - - 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

2.30 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:

- 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

2.31 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 it's green and rural environment can be enhanced. The following conclusions were reached based on responses provided:

- Q12 - 85% of the respondents use footpaths and bridleways and have a close interest in their upkeep.
- - 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

2.32 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:

- 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
- - A large number of volunteers are available

#### Facilities

2.33 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:

- 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

2.34 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:

- 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

2.35 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:

- 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.

## Call For Sites

2.15 In July 2014 Wellington Parish Council carried out a Call for Sites exercise, as part of the preparation of the Draft Neighbourhood Plan. In order to publicise the Call for Sites notices were placed on Parish noticeboards throughout the Parish, and the information was included on the Parish Council website.

2.16 The consultation period for submitting site proposals was 4 weeks, and the closing date for the submission of sites was 21st July 2014.

- 2.17 The Call for Sites report assesses the potential suitability and availability of the submitted sites for housing across Wellington up to the end of the plan period, explores any constraints that might affect their suitability, deliverability or availability for development, and recommends a proposed course of action.
- 2.18 Five sites were put forward by interested parties and landowners and four sites included in the Herefordshire SHLAA were assessed. These are shown in the Call for Sites Assessment Report. All were put forward in accordance with the Herefordshire Council Neighbourhood Planning Guidance Note 21: Guide to site assessment and choosing allocation sites.
- 2.19 Following independent assessment, the Steering Group agreed to bring three sites forward into the Wellington Neighbourhood Plan for informal consultation.

#### **Informal Consultation Event 13<sup>th</sup> & 14<sup>th</sup> March 2015**

- 2.20 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.
- 2.21 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. A copy of the letter is included at Appendix III.
- 2.22 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).
- 2.23 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. Photographs and the panels from the day are included at Appendix III.
- 2.24 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.
- 2.25 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	

2.26 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.

2.27 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)
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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%
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(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.

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

2.29 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).

2.30 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.”

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

2.32 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”.

2.33 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.

2.34 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).

2.35 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.

2.36 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 section6.3.39 (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."

2.37 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.

2.38 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.

2.39 ALLOTMENTS

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

“Allotments?”

2.40 RESPONSE

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

2.41 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.”

2.42 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.

2.43 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.

2.44 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.

2.45 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.

2.46 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.

2.47 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.

2.48 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.”

2.49 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.

2.50 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”.

2.51 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.

2.52 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.”

2.53 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.

#### 2.54 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”.

#### 2.55 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.

#### 2.56 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?”

#### 2.57 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

2.58 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?”

2.59 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.

2.60 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 (Aubarrow 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 opposite 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 over-riding 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. I t 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.*

## 2.61 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.

2.62 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.

2.63 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.

2.64 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.

### **3.0 Formal Consultation on the Wellington Draft Neighbourhood Development Plan - Monday 29th June 2015 to Sunday 9th August 2015**

3.1 The public consultation on the Wellington Draft Neighbourhood Development Plan was carried out in accordance with The Neighbourhood Development Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
  - (iii) details of how to make representations; and*
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Wellington Draft Neighbourhood Development Plan was published for 6 weeks formal public consultation from Monday 29<sup>th</sup> June 2015 to 9<sup>th</sup> August 2015. All comments were to be received by 5pm on 12<sup>th</sup> July 2015. The Draft Scoping Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Development Plan was also published for consultation with English Heritage, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

3.3 The Draft Neighbourhood Development Plan was available for viewing and downloading from the Wellington Neighbourhood Development Plan website <http://www.wellingtonplan.com/> and a link from the Parish Council website <http://www.wellingtonparish.org.uk/news.html> and a link from Herefordshire Council's website <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-draft-plans-and-adopted-neighbourhood-development-plans>. Screenshots of these web pages are provided in Appendix IV. Consultation responses were invited using the Response Form (provided in Appendix IV) which was hand delivered to every household in the Parish with an accompanying letter.

3.4 An e-mail or letter was sent to all Consultation Bodies, including neighbouring Parish Councils, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. A copy of

the letter sent out and the complete list of Consultation Bodies is provided in Appendix IV. The list of Consultation Bodies was kindly provided by Herefordshire Council and enhanced to include local bodies whose views were seen as important.

3.5 The Neighbourhood Development Plan website and the letter sent out indicated that hard copies of all the documents were available at the following locations:

Community Library (Parish Room) – open every Wednesday from 10am-12 noon, with a few copies available on loan. These copies were well used and permanently on loan.

St Margaret's Church – usually open during daylight hours. Please avoid service times and special events such as weddings.

Wellington Chapel – when the Chapel is open for Worship or for coffee mornings.

Wellington Inn – during licensing hours

Wellington Delights – during shop opening hours

Wellington Community Hall – when in use – if you do not belong to the group using the hall, please ask the group organiser for permission.

Any Parish Councillor –by prior arrangement; contact details are on the notice boards.

Any Neighbourhood Development Plan Steering Group Member - by prior arrangement; contact details are on the accompanying form.



#### 4.0 Summary of Consultation Responses to the Draft Neighbourhood Development Plan

4.1 55 responses were received from residents and 29 response from consultation bodies were received within the consultation period.

4.2 Table 1 below sets out the responses from residents submitted to the Draft Neighbourhood Development Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Development Plan.

4.3 Table 2 below sets out the responses from consultation bodies submitted to the Draft Neighbourhood Development Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Development Plan.

4.4 Table 3 sets out responses from the Consultation Bodies to the SEA/HRA Report.

**Table 1 - Wellington Draft Neighbourhood Development Plan – Formal consultation responses - residents.**

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
1	Maxine Davis	n/s	n/s	n/s	Object & Comment	I feel very strongly that this village will lose its identity if it gets too big. The last 20 years or so have seen a gradual infill and 'recycling' of old buildings which does seem to have worked. If you start to pull the boundaries out you will lose that wonderful identity that has drawn and kept so many people here. Open space is so important, green belt is important. Hold on to it all, once it's gone, it's gone forever. Look after the people who have chosen Wellington for what it is. Don't let it become like Moreton-on-Lugg, soulless.  Please note I am strongly objecting to the	Comment noted but Wellington has no choice but to grow by the 18% stipulated by the County's Core Strategy. Better to control when and where rather than have it forced on us.	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						proposed development – Site 3 – on the Auberrow Road, I feel once this goes through the floodgates will be opened. A sad day indeed.	Noted, but please refer to site assessment report for reasoning.	
2	Tricia Hatton Smith	20		W3	Object & Comment	<p>The NDP process has coincided with the completion of Parsonage Fields and the new Bell development. As organiser of the Community Library I am privy to many comments etc. The phrase ‘affordable housing’ is seen as a totally inappropriate misnomer. Many believed that it meant what it said, ability to “afford” rather than being dependent upon the number of points based on social need. This is social housing. The two terms are not interchangeable and this should be made clear in the NDP.</p> <p>As there is now social housing provision, it begs the question of provision of what is truly ‘affordable housing’. I’d also like to pass onto all those involved in this lengthy process, the number of very positive comments made, thanks need to go to all.</p>	The term “affordable housing” is a widely used term for social housing and used by Herefords. Cnty as well as Housing Associations. This will be clarified in a glossary of terms. The points you raise could be addressed to the Ward councillor.	Glossary of terms to be added to NDP.
3	Gill Bullock				Support & Comment	The draft plan is a comprehensive document. I appreciate all the work and consideration that has gone into it on behalf of our community. It deals with many aspects of	Thank you for your comments. As regards the employment	Para 6.2.6 amended to include Policies E1 and RA6 of the Core Strategy.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						supporting a sustainable community. I personally would have liked to see more about employment opportunities/the promotion of enterprise within the Parish. The other area that could be developed is community environmental consciousness and practices e.g. community composting, tree planting.	opportunity comments these are accepted and understood and revisions will be made to Policy W1. Also refer to the Core Strategy on rural economy. Para 6.2.6 will be revised to include RA6 and E1 from the CS. The final item you mention is an initiative that should come from the Community Led Parish Plan and we recommend you contact that group.	Policy W1 to have an additional line as follows "Live work units will be actively encouraged."
4	Richard & Lyn Bavin	17	6.2.5	W2	Comment	We are particularly concerned that Wellington's growth is proportionate to our village whilst understanding the need to meet local housing needs and contribute to present and future needs throughout the County. Without attention to proportionate growth we are concerned that local infrastructure, already strained in some	Wellington's rate of growth is set by Hereford City at 18% in its Core Strategy.	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>aspects, will become inadequate, e.g. approach roads, sewage provision.</p> <p>We are also concerned about the ability to develop adequately the infrastructure of Hereford itself, e.g. second bridge crossing, traffic flow, parking, hospital facilities and ability to support health and social care for vulnerable and elderly people.</p>	These comments cannot be addressed in Wellington's NDP – they are issues for the County Core Strategy which has had considerable public consultation.	
5	Richard & Lyn Bavin	17	6.2.9, 10 and 11	W1	Support	We strongly support careful provision of self-build plots or areas subject to best advice on the way forward. The presence in a prominent position adjacent to the chapel of an untended building plot which seems to be present indefinitely is not a village asset.	Noted.	No changes required to NDP.
6	Richard & Lyn Bavin	18	6.2.12	W2	Support	We strongly support organic growth so that we can assess at each stage the impacts of development on infrastructure and equally importantly so that new residents can be welcomed and absorbed into village life and the character of the village retained.	Noted and in the NDP development has been phased for this reason.	No changes required to NDP.
7	Richard & Lyn Bavin	18 & 24		W1 W2 W6	Comment	As Millway residents who will be directly impacted if development is permitted on Site 2 Mill Lane, we would like to comment that our preference would be no development there at all because this is on the extreme end of the village and a beautiful and wildlife rich area. Mill Lane itself is a quiet and	Noted – with reference to the settlement boundary the NDP proposes both specified sites and an expansion of the settlement	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						attractive lane enjoyed by many in the village for recreation and a popular play area for children around Millway and Watermill. However we accept that some development is likely in response to government dictates and would like it limited to as few dwellings as possible within the neighbourhood plan. At present Mill Lane is outside the settlement boundary and we are unclear why it is now considered to be within the permitted boundary.	boundary. As it currently exists there is no provision within it to meet the requirements for growth.	
8	Richard & Lyn Bavin	20	6.3.7	W3	Support	We support the provision of a range of housing types and tenures, particularly ensuring that affordable housing is strongly encouraged for the young people who would like to stay in the village and for older people in the village who need low level and smaller dwellings as they become elderly. We also support the provision of social housing which is properly targeted to need (bedroom numbers, size of dwelling etc.)	Noted.	No changes required to NDP.
9	Richard & Lyn Bavin	24		W5	Comment	Several items in Policy W5 seem to be at odds with development at Mill Lane, i.e. d, e and f	The limitations of this site were recognised which is why the recommendation is for only part of the whole of the land to be used for 15	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
							houses which will have less impact on the area.	
10	Richard & Lyn Bavin	14-15	5.1,2 &3		Support	We broadly support the overall vision, aims and objectives as presented.	Noted, thank you	No changes required to NDP.
11	Richard & Lyn Bavin	16	6.2.1		Support	We support the statement "New building should be discouraged on farmland, flood areas and playing field".	Noted, however farmland has to be used as there is no other which has come forward for the plan.	No changes required to NDP.
12	Richard & Lyn Bavin	28		W12	Comment	Robust, professional, independent, impartial evidence should be required for any development at Site 2 Mill Lane. <ul style="list-style-type: none"> <li>- Traditional water meadows (see page 4, para 1.8)</li> <li>- Effect on established roads local to site, access, run-off</li> <li>- Effect on roads further away in and around village</li> <li>- Regular flash flooding at dip at corner of old mill – impassable to pedestrians and smaller vehicles. Inconsiderate behaviour of drivers of larger vehicles swamping adjacent homes</li> <li>- Flooding from hillside run-off has occasionally made it impossible to leave Millway in either direction. The same would</li> </ul>	All of these issues will be addressed by not only the Parish Council but the statutory consultees in the event of any formal planning application.	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						apply to any access road to developments on this Site.		
13	F&J Matthews	31			Object	We object to proposed housing Site 3. This is also contrary to the stated objectives of the Wellington Plan, any building on this Site will encroach on protected view 4.	The capacity of this site is 11 houses and the recommendation for 4 has been made to lessen the impact. The NDP team could only work with land which came forward – see site assessment report.	No changes required to NDP.
14	C Emerson	18		W2	Object and comment	To create new dwellings on Auberrow Road and Mill Lane will cause far more traffic problems. The access roads are through several narrow areas where pedestrians are at risk. Speeding traffic is already a recognised problem. A greater volume of traffic will inevitably create more danger. Traffic calming measures/alternative access roads will be required. The only reasonable suggested site is by the cemetery where the A49 is suitable for access.	Comments noted and the issues raised are issues that would be addressed not only by the Parish Council but statutory consultees in the event of a formal planning application. The proposal is for 4 properties only.	No changes required to NDP.
15	A Bramley	18		W2	Object and comment	The Auberrow Road is in part, single file traffic and with recent developments having already taken place the traffic flow at peak times has become intolerable and at times	Refer to response to item 14 above.	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						dangerous. ANY further development in this area would not be acceptable for those of us living on the roadside. Speed limits, bumps, lights etc. would need to be installed to cope with the increase of traffic volume. The only site which could cope with the increase in traffic is the graveyard site.		
16	Heidi and Ian Macleod	21 & 24	6.4	W6	Support and Object	We very much support the preservation of the character of the Wellington conservation area and OBJECT STRONGLY to development of Site 3 that sits within it. Building on this Site will impact on wildlife and protected view 7 as highlighted on Map 3 page 33. Further development in this area could impact on drainage and possible flooding and enhance the volume of traffic on the roads which are very narrow next to site 3.	With reference to view 7, the impact of four additional houses on this site is lessened due to the distance covered by the view. This is an issued which would be addressed as per responses to other residents as above.	No changes required to NDP.
17	Nigel Cooper	17	6.2.11	W1	Support		Thank you	No changes required to NDP.
18	Carol Randell	20	6.3.9	W3	Support and comment	I agree with the content of paragraph 6.3.9 (page 20) but the aspect of live/work self-build housing needs to be added in. Also there is no mention of the provision of small studio/workshops to be built in the village so that people can be 'green' and not travel some distance to a work unit. Also there should be a community nature reserve/open	Please refer to the response provided at 3.	No changes required to NDP.



Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>space.</p> <p>I would also hope that any planning applications now and in the future would not be of anything greater than the suggestions in the development plan and prevent the scenario of a separate hub of the village being created. By having small numbers of houses, integration for people and house styles works well for a village.</p> <p>I hope the planners understand and act on this – also there should be affordable homes for purchase (not all housing association) for people to get on the housing ladder.</p>	<p>This is the ethos behind NDP's – that once they are enshrined in law any other development is prohibited outside the settlement boundary.</p>	
19	Alastair Scott	18, 21, 31	6.4	Proposals Map W1 and W2	Object	<p>The land south of Gatherstone in Auberrow Road (Site 3) should be removed from the proposals map. Development of it would extend the village further into the countryside beyond the existing older properties and would be on agricultural land. Any development would be out of character with this historic approach to the village and within the Conservation Area. There are traffic problems in Auberrow Road already and the road next to this site is only wide enough for one vehicle. Development would lead to road widening and loss of hedgerow.</p> <p>Immediately south of the Site is Claypits Lane, an old overgrown track full of</p>	<p>Most of Wellington lies in a Conservation Area. The nature of Wellington and the way it has grown is through ribbon development along roads/lanes and to preserve character as much as possible, development on this land has been limited to only 4 rather than its</p>	<p>No changes required to NDP.</p>

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>interesting wildlife and plants, characteristic of the local countryside and this should be retained as it is and not harmed by new development nearby. A new access for farm vehicles from Auberrow Road was made into this site in 2014, close to the end of Claypits Lane, even though one existed for many years at the village end of the field.</p> <p>To the north of the Site, the building of 12 houses on Parsonage Fields in 2014 was on the site of farm buildings, which have been moved to Auberrow. That development was shown in the Hereford Times as an example of what was happening to our villages and more development would destroy the area's character further.</p> <p>It is too soon after the development of Parsonage Fields was completed in 2014 for any more development in this part of Wellington.</p>	<p>capacity at 11. The road width and flow of traffic would be investigated as part of any planning application. There is no intention to impact on Claypits Lane - it is not part of the site.</p> <p>Agricultural entrances are permitted to be created. Your comments regarding Parsonage Fields are noted and we refer you to the Core Strategy which dictates the level of growth needed in Wellington. Land can only be included in the plan if it has been put forward for development. (i.e. deliverable).</p>	
20	A C Campbel	8	4.4		Comment	Questions 1 and 3 – the current 'building works' and planning proposals obviate both	Noted.	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
	I					“conclusions” reached based on responses provided. Do the “conclusions” have any relevance to ongoing decision making?		
21	Rachel Scott	18, 31	6.4 & others	W2	Object	<p>Site 3 in Auberrow Road is identified in the draft NDP for development in the period 2014-2025 whereas in the informal consultation in March 2015 it had been identified for any time. There was persistent disruption for neighbouring properties while the Parsonage Fields development was underway (completed in 2014) and more development in Auberrow Road should not be considered so soon afterwards.</p> <p>Many of the residents in Auberrow Road had not understood the nature of the informal consultation in March 2015 and did not attend the exhibition – they had not heard by word of mouth as there is no Parish Councillor living in the road. Forms returned at or after this exhibition in March 2015 will not be representative of the whole village, particularly as those who did not attend were not permitted to complete questionnaires later.</p> <p>The owner of the land in Auberrow Road, a Parish Councillor, should not have been permitted to be a member of the Neighbourhood Plan Steering Group, even if</p>	<p>Your observation is correct and the revisions following the informal consultation included re-phasing to allow more organic spread.</p> <p>Every household in Wellington was mailed with information on the March consultation; Parish Councillors did not canvass and there are many areas of the village where there is not a councillor resident and so we question the relevance of that statement. A deadline of one week following the</p>	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						as stated, she did not take part in Site selection.	consultation was set in line with recommendations for consultations of this type.  <b>As regards your final comment, all due processes for declaration of interest were stringently followed throughout and scrutinised by the Parish Clerk. Cllr Langford declared a pecuniary interest as her husband is the land owner.</b>	
22	Rachel Scott	18, 21, 31	6.4	Proposals Map, W1 and W2	Object	Housing development should not be proposed on Site 3 Auberrow Road. The site is on the edge of the village and development would extend the existing natural settlement boundary. More houses would be out of character with the rural nature of this part of the village, which is within the Conservation Area. Development would extend the village further into the countryside, rather than	Part of the proposal in the NDP is the extension of the settlement boundary to allow for the growth required by the County authority. The Conservation Area issue is	No changes required to NDP.

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						<p>allowing for a gradual transition from village to country as exists presently.</p> <p>There is an historic entrance to the village along Auberrow Road at the moment, flanked by some old and reconstructed buildings. This is part of the character of the village and one of the stated objectives of the plan is to preserve the character. The agricultural land on the site is of good quality.</p> <p>There are traffic problems in Auberrow Road which is only wide enough for one vehicle at certain points, both adjoining this site and further north at Rose Cottage, a listed cottage where the cobbles on the roadside are understood to be referred to in the listing (and may be part of an old path extending along Auberrow Road to the Vicarage). More houses in Auberrow Road would lead to road widening and loss of character.</p>	<p>addressed at 19.</p> <p>The entrance to Auberrow Road from the village street is not expected to be affected.</p> <p>Traffic issues would be addressed as part of the statutory consultation on any application. As the road width was not affected by development at Parsonage Fields it is unlikely that an additional four houses would require such work. It is felt that much of the traffic is from drivers from outside using it as a short cut rather than from village residents.</p>	
23	F&J	31			Object	We strongly object to proposed housing Site	Conservation area	No changes required to

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	Matthews					3 mainly on the grounds that it is within the Wellington conservation area. This is contrary to objective 3 of your development plan to preserve the character of Wellington conservation area.	issues commented on previously. Policy W4 refers.	NDP.
24	Francesca and Jan Matthews	31			Object	We also object the proposed housing Site 3 on the grounds that the building will be on farmland. This is contrary to objective 1 – new building should be discouraged on farmland.	Objective One does not refer to farmland. We accept that this was raised as part of the CLP questionnaire but the constraints of development in Wellington are such that available farmland has to be considered.	No changes required to NDP.
25	F&J Matthews	31			Object	We strongly object to proposed housing Site 3. The proposal is for 4 houses but were these to be built, the land would no longer be farmland and a precedent would be set – undoubtedly leading to further development on this large site. Objective 3 of the Wellington plan is to reinforce the locality in terms of layout. We feel that housing site 3 will change the layout of the village, if not with this development but with subsequent building.	The whole idea of the NDP is to restrict development which goes beyond that recommended. Were development proposals to come forward in open countryside, the relevant County policies would apply.	No changes required to NDP.
26	John	18,2	6.4	Map 1	Object	Development on Site 3 in Auberrow Road,	It was the SHLAA	No changes required to

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	Scott	1,31		Site 3 W1, W2, W6		which is on the edge of the village, would be out of character with this part of the village and its historic rural nature and landscape. The site was identified previously as having significant constraints and any development could eventually lead to houses being built on adjoining fields. Site 3 in Auberrow Road should be removed from the Proposals Map. Site identification in the NDP is flawed because the part owner of this Site is a member of the Steering Group	that identified the constraints but which also provided information on development potential. We refer you to the site assessment reports. This comment regarding land ownership has been addressed at 21.	NDP.
27	Mr D and Mrs P Franklin	23/24	a-g	W5	Object	<p>Proposed SITE 3 does not satisfy many of the principles set out in the NDP but specifically those set out in policy W5</p> <p>Sect a) The Site is currently used for grazing and growing grass for silage and the NDP specifically states on page 16 section 6.2.1 "new building should be discouraged on farmland,"</p> <p>Sect b) There are no existing services</p> <p>Sect c) There will be a loss of visual amenity particularly for residents in Auberrow Road and Parsonage Fields, a point successfully argued in the objections to the proposed Solar Farm. There will also be a considerable increase of intrusiveness – new residential</p>	<p>We refer you to an earlier response and the fact that due to constraints in Wellington, farmland has to be considered.</p> <p>Services exist in the road.</p> <p>We do not accept the comparison between the 'industrialised' solar farm application on a</p>	No changes required to NDP.

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						<p>buildings should not cause significant: harm to the living conditions of neighbouring residents when using their gardens or habitable rooms i.e. you are entitled to a reasonable degree of privacy.</p> <p>Sect d) Auberrow Road is in the main a one lane highway, requiring vehicles to pull onto private driveways or grass verges to allow oncoming traffic to pass. There is no footpath and traffic consistently exceeds the 30 mph speed limit coming over the brow of the hill passing the proposed Site heading north into the village, as indicated in the traffic survey produced for the previous Parsonage Farm planning application. The inevitable increase in traffic and pedestrians would compound this problem.</p> <p>Sect e) It would be an irreversible loss of a further open space</p> <p>Sect g) The Site protrudes beyond the existing village housing line into the countryside whereas Sites 1 and 2 are within the building line as are on the opposite side of the road to existing buildings.</p>	<p>prominent hillside and the potential for four houses which will be subject to planning control. County planning policies exist which dictate minimum distances between windows of habitable rooms to preserve amenity.</p> <p>Traffic concerns will be addressed by the relevant authority in the event of a planning application. The speed survey was conducted at the request of the Parish Council in an attempt to get the speed limit extended to include the hamlet of Auberrow – it was not done for the new development at PF. A response</p>	



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							concerning ribbon development has been made earlier.	
28	Dr Colin May	19	6.2.12	W2	Support	Important to distribute extra housing over the timescale of the plan, and across the length of the main village – not too much at the W end to increase traffic on the main street.	Thank you for your comment. The plan is phased and development spread for organic growth.	No changes required to NDP.
29	Ann May	18	6.2.12	W1	Support		Thank you.	No changes required to NDP.
30	Mr K and Mrs C Norgate				Object	We strongly object to the proposed development of 45 houses at Mill Lane. We are not opposed to general development of the village and although we would rather not have any houses on this Site but the proposed 15 houses would be preferable. We are concerned primarily about safety, as there will be an increase in traffic and we feel it would also increase noise levels. Presently this Lane is used by local traffic and Bus Services but it is manageable and still benefits the locals to use this lane as a recreational path, we have many local people and visitors to the village, who use this Lane for walks as well as small children and pets. Due to the entrance opposite Millway the hedgerow and trees will be destroyed which in turn will kill the wildlife. We are in favour in preserving the old trees as once they are	The NDP recommends 15 houses on the site to which you refer and the objection to 45 is not relevant in this context. Objections to the planning application for 45 houses were required to be made direct to Herefordshire Council Planning Department. Issues of safety, traffic, wildlife etc. would be addressed by the statutory	No changes required to NDP.

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						gone we will not be able to replace nature! The other big concern is the flooding which happens regularly along the Mill and adjacent fields and toward Millway which we feel due to the proposed development it would surely increase. Surely this proposal of development would be better served in the so called "Envelope of the Village" and not on the outskirts. We have had quite a few private dwellings built in recent years and with Stage 1 and Stage 2 development already in progress we feel strongly against such a big development.	consultee when a formal planning application is submitted. We refer you to the site assessment report which identifies why the sites selected are recommended.  The NDP is also opposed to large developments.	
31	Steve Fletcher	14	5.2		Comment	The above states as an aim 'to retain the rural character of the village'. How does building 32 homes lining the immediate entrance to the village do this? The consultation documented recorded the wishes of the village, and these developments fly in the face of those wishes. The first thing people (visitors as well) will see when they enter the village is urbanisation, not a beautiful village.	The NDP contains proposals for a further 12 houses at the east end of the village, not a development of 32. 12 are phased for 2026 onwards. Your comments are noted.	No changes required to NDP.
32	Toni Fletcher	8	4.4		Comment	Questions 1-3 on the above page were answered by the village as  - It is very important that Wellington retains its rural character - There was strong support for using land for	The questions to which you refer were part of the CLP which preceded the NDP but used to	No changes required to NDP.

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						<p>farming orchards etc.  - New building should be discouraged on farmland  All the above were ignored. Why? The Parish Council will ruin this village. Once these fields and orchards are concreted over there is no going back!</p>	<p>provide an evidence base. Where possible the NDP seeks to take those comments on board measured against the constraints of available land in Wellington.  The Parish Council refutes your comment concerning spoiling the village – via the NDP it seeks to protect Wellington from indiscriminate development. There is no choice but to take growth.</p>	
33	Keith Brimley				Support	This is a thorough report which provides a balanced plan for the continued development of the village at a pace which allows the maintenance of its nature and character.	Thank you.	No changes required to NDP.
34	Lesley Brimley				Support	The report represents a lot of hard work and appears to have thought through the future with a great deal of care. Hopefully the intended plans will be implemented in time.	Thank you.	No changes required to NDP.
35	Elizabeth Bullar	33 - 37	Maps 3 and	W6 bullet	Comment	I consider there to be an omission from the “important views” identified in Maps 3 and 4.	Comment accepted and the view to	Amend Map to add a further view.

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			4	4 and W1 viii		I note that appendix 3 “Wellington Distinctiveness” page 45, final paragraph states: ‘Dominant views to feature within the Parish are to Adzor Bank, Queenswood, Westhope .....’ yet these views from the village looking our (e.g. from the footpath north of the brook to Queenswood) have not been captured in Map 3 or 4. An unobstructed views from the village to the immediate landscape is an important element in retaining the ‘rural character of the Parish’.	which you refer will be included.	
36	Fred Plumb				Support and Comment	Whilst it is acknowledged that further building is required (by Government and Herefordshire Council) within the village, the proposed Sites are sensible options. Of these the most obvious are the extensions (Site 1 near the Community Centre and Site 3 at ‘Parsonage Farm’). The third proposed Site (No 2 to the NW of Mill Lane) make reasonable sense for a moderate quantity. In dealing with Site 2 this increases the settlement boundary and has reasonable access to within the village and exits from the village (by North Road). However, to develop this Site there will need to be considerable improvement to the supporting infrastructure i.e. roads (existing and future access), water, drainage (due to the large surface area concreted over), services	Thank you for your comments which will be addressed by consultees at formal planning stages on all sites.	No changes required to NDP.

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						(notably water supply, sewage and to a lesser extent power etc). Input of a large new population in the area (can the school accommodate the potential increase and associated costs?). The most notable impacts are those of water, drainage and sewage to ensure residents down stream are not adversely affected. These issues should be dealt with before planning approval is given irrespective of the size of the development at Site 2 (Mill Lane).		
37	Hilary Cobbett				Support and Comment	I feel that the Parish Council has worked very hard to improve the facilities in the village and fully support this plan.	Thank you	No changes required to NDP.
38	Barry Cobbett				Support	I full endorse this plan and endorse the work of Wellington Parish Council	Thank you	No changes required to NDP.
39	Andrew Wolsey	9	4.8 and 6.6.1	Q13	Comment	Stiles render footpaths inaccessible to many of the elderly, disabled and obese; all people who would derive much benefit and pleasure from walking more. Whilst expensive, a gradual programme of replacement with gates should be initiated.	Noted, we refer you to an explanation contained in the September Parish Newsletter.	No changes required to NDP.
40	Andrew Wolsey	9	4.6	Q12/15	Support and Comment	Speeding. My house is adjacent to the main street. I am not aware of a serious speeding problem other than the very occasional idiot. I doubt that most of those concerned about 'speeding' would be able to judge the speed of a passing car to within 50%. I do not consider 'speeding' in general to be a serious	Noted. The Parish Council is active in trying to limit over-hanging hedges.	No changes required to NDP.

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						problem, although radar operated lights, flashing a 30 warning, are always useful (and certainly work for me!). The greatest road safety hazard in the village is the narrowness of footways which, combined with gargantuan modern prams and overhanging hedges force people (including children) onto the road, often on blind bends.		
41	Andrew Wolsey	14	5.2/3		Comment	In general, one reason for village 'atrophy' is the lack of suitable employment for youngsters in the immediate area. There is no point in providing cheap starter homes for people who cannot get to work without an expensive commute. Moreover for those left behind, invariably young mothers, there is no convenient part time work. Despite its conservation status, serious consideration should be given to non-industrial business development adjacent to the A49, so avoiding traffic transit through the village. As an observation, the development plan is especially 'big' on housing but somewhat 'light' on actual development.	Issues of business facility development are addressed at 3	No changes required to NDP.
42	Andrew Wolsey	16	6.2.3		Object and Comment	Hereford UDP/H4. The obsession with squidding more and more housing into a restricted area is barking mad and should be vigorously challenged. Those who wish to live cheek-by-jowl should move into town. High density is the antithesis of country	This is County policy used as evidence base and not something that the PC can comment on. The UDP is	No changes required to NDP.

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						living. Contrary to the belief of some, this country has a huge area of farmland, only a tiny percentage of which would be needed to meet the nation's housing needs. There is a recognised problem in London and the SE, but the rest of the country shouldn't have to suffer from a London-centric policy.	being superseded by the Core Strategy/ Local Plan.	
43	Andrew Wolsey	16	6.2.1		Object and Comment	Infill. The quickest and surest way to destroy the character of a village is to encourage infill. If you want dense move to a city.	National planning policy permits infill – Policy W5 applies.	No changes required to NDP.
44	Andrew Wolsey	17	3.2.8		Object and Comment	Proposed Housing Sites, Three Sites have been identified on the plan. However I contend that wherever possible Sites should be at the east end of the village where access to the school/A49 is easiest Currently, Sites 2 and especially 3 will generate a considerable increase in traffic through the main village to the detriment of residents in terms of noise, pollution and road safety.	The NDP team was obligated to consider land put forward or recommended in the SHLAA. The NDP seeks to create organic growth throughout the village.	No changes required to NDP.
45	Andrew Wolsey	20	6.3.9		Support and Object and Comment	Absolutely agree. But these should be quality bungalows, not the nasty little houses which so often pass as 'sheltered housing' nowadays - not all elderly people want or need to be 'sheltered'. Additionally, many elderly people do not want to live on mixed estates surrounded by screaming kids etc; been there, done that! The concept of mixed estates really is a rather outdated style of	Noted – we are constrained by HC and Housing Association policies on mix	No changes required to NDP.

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						social engineering which has proved unpopular with developers and customers alike - another outmoded diktat from central government which is ripe for challenge and repeal.		
46	Andrew Wolsey	45	App 3		Comment	Architects, don't you just love 'em! Some would say what a shedload of pretentious twaddle - I couldn't possibly comment, but as a recipe for the bland status quo which permeates the UK it seems fine. Side hung casements. Why? Mortar avoiding struck pointing. Why? Every architect should be invited to travel extensively in mainland Europe to view the numerous instances of modern, avant guard building design which infuse villages at every level, to the surprise and delight of their communities. If our forefathers had listened to architects we'd all still be living in wattle and daub huts – black and whites wouldn't have stood a chance. Move on!	Noted, and we refer you to Historic England's complimentary comments on the Wellington Distinctiveness inclusion!	No changes required to NDP.
47	Alison McLean	14	5.2		Object	Sustainable development is the first principle of our vision, but energy efficiency/low carbon emissions are not embedded in the plan. Add additional Aim – To ensure that all developments contribute to reducing carbon emissions (or similar)	Noted, thank you, Policy W5 will be amended to include your statement together with the rider 'wherever possible'	Additional criteria added into W5 as follows:  “(j) Contributes to reducing carbon emissions, where possible”
48	Alison	14	5.3		Object	Objective 4 – omits any mention of reducing	Noted, refer to new	Additional criteria added



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	McLean					carbon emissions/increasing energy efficiency in the village. Add to objective 4 – ‘promote a low carbon emission future for the village’.	W5	into W5 as follows:  “(j) Contributes to reducing carbon emissions, where possible”
49	Alison McLean	25			Comment	There should be technical evidence available on carbon emissions in the village e.g. numbers of homes burning oil/coal/gas. Number of houses generating renewable energy through solar panels etc. Can be included under objective 4.	This information is not publicly available. We have to rely on technical evidence available from Herefordshire Council.	No changes required to NDP.
50	Alison McLean	23		W5	Object	Include another criterion for all new developments in W5 – General design principles that stipulates the BREAAAM standard that all development must reach as a minimum (Level 3 is HCA standard) and that consideration will be preferred for BREEAM standards higher than that.	Our information is that BREAAAM relates to industrial and commercial buildings and that residential properties are covered by SAP and Building Regulations Part L.	No changes required to NDP.
51	Alison McLean	28			Object	Objective 4 (low carbon emissions). Include new policy describing how we will promote energy efficiency including a) renewable energy generation (where it is in keeping with conservation/rural character aims). b) High scoring BREAAAM standard for new developments c) retro-fitting of existing buildings etc.	This is not appropriate for the NDP due to the recent ministerial statement on the subject and how current regulations are restricting house	No changes required to NDP.

Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
							building.	
52	Richard Shields	47/48	3 (Hedges)		Comment	We have a neighbour whose adjoining hedge is well above 1.8 meters. This has been pointed out but he appears reluctant to co-operate by lowering it.	The PC has sent a letter explaining that the NDP is related to new build and that it cannot intervene in disputes between neighbours.	No changes required to NDP.
53	Jean Willimont	72	7	W2	Support/Comment	Site 2 – Mill Lane has been badly considered. Road is often flooded with run-off from fields being fed from Upper Wellington and Wootton and low-lying and, of course, there is the brook there. Can be quite cut off. The fact that a Causeway was constructed for pedestrian traffic should be significant.	Your comments have been noted and we refer you to the Environment Agency representations and also the site assessment report.	No changes required to NDP.
54	Mr A S T Body	12	4		Support and Comment	I think that as the majority of Parishioners accepted that a further housing of up to 40 homes should be permitted. If we considered further housing developments we could find that existing house prices will fall. Therefore I support a cap of 40 for at least 3 years or even 4 years.	Thank you. The growth level set for Wellington is 18%. 31 further homes in the plan period as specified in the plan meet this requirement.	No changes required to NDP.
55	Jimmy Swan	ALL			Support and comment	In general the plan is very thorough and well thought out, however I do have one or two comments.  I should qualify my comments by saying that	Thank you for your comments and the issue of places of work is covered in our response to 3.	Para 6.2.6 amended to include Policies E1 and RA6 of the Core Strategy.  Policy W1 to have an

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						<p>the proposed development of Area 3 will ruin the views from our house but it is not that to which I object. People need to live somewhere and I welcome the controlled expansion of the Village.</p> <p>My concern is that nowhere in the plan does there seem to be any consideration of business, commerce or jobs. Building a sustainable community is not just about more houses, people need a place of work. Adding more houses to the Village without giving this consideration will surely only end up exacerbating some of the issues highlighted in the report e.g. traffic speed through the main street and traffic on the A49.</p> <p>Whilst not an entirely analogous example, the Poundbury development in Dorchester has some valuable lessons. An urban community of 2500 residents commenced in 1993, it encompasses 170 businesses and there are 2000 jobs within the community. All achieved while ensuring that it is a 'desirable' place to live.</p> <p>I wonder how many residents of Wellington actually work in the Village-a tiny proportion, I suspect? The proposed plan will make that proportion smaller. Commercial opportunities exist which could be achieved without</p>	<p>See also comment below.</p> <p>Wellington is in close proximity to two estates of industrial/business units at Haywards</p>	<p>additional line as follows</p> <p>"Live work units will be actively encouraged."</p>

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						<p>compromising the 'feel' of the heart of the village. Land adjacent to the A49 to the North and South of the Garden Centre seem ideal with their frontage onto a main trunk road but with separation from the heart of the Village. I do not think the Garden Centre, for example, detracts in any way from the Village and, if anything is an asset. There is scope for more of the same or similar.</p> <p>My particular interest in this is that I am in the process of setting up my own business. It is a business that would be entirely in keeping with the Village, would compliment other businesses in the Village such as the shop and the pub and would potentially provide good jobs for young local people. I also think it would fit in well with the Village's sense of community and even make the Village a bit of a talking point, locally. I would dearly like to set up my business in Wellington but, having read the report, I cannot see that being an option.</p> <p>The shop, Chapel, Church, Pub, Social Club and School are vital for breathing life into the Village but bringing the right kind of commerce into the Village seems vital too.</p>	<p>Lane and Moreton on Lugg. The latter identified in the Core strategy for future business expansion.</p> <p>Such commercial development and economic expansion is encouraged in the Core strategy, subject to planning control. Good luck!</p> <p>Agreed.</p>	

**Table 2 - Wellington Draft Neighbourhood Development Plan – Formal responses from consultation bodies.**

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
1	Herefordshire Council Neighbourhood Planning Team			W9	Comment	Herefordshire Council may be unable to legally insist upon the provision of allotments as part of housing schemes.	Thank you, we will amend the wording appropriately to include the words 'where possible'	Policy W9 final sentence amended to read: "All residential developments will be expected to make space for allotments, where possible (where a need is identified by the community)."
2	Herefordshire Council Neighbourhood Planning Team			W11	Comment	We would recommend that the NDP take account of the issues raised by the Environment Agency prior to its submission under Regulation 15	Thank you, noted	Please see Comment 11
3	Herefordshire Council Neighbourhood Planning Team				Comment	There are no substantive comments to make in respect of the presentation and layout and design of the NDP as it is clear what part of the text within the plan is the policy and which part if the supporting text as well as what exactly the policy is. Therefore it is recognisable as a neighbourhood plan for the purposes of the Town and Country Planning Act (1990)	Thank you	No changes required to NDP.

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
4	Herefordshire Council Planning Policy Dpt.					No comments received.	Disappointing that there are no comment from planning policy.	No changes required to NDP.
5	Herefordshire Council Landscape/ Archaeology/ Conservation Dpts.			W4	Comment	<p>As regards the historic environment, the plan contains detailed expert analysis of both archaeology and the built environment. The evidence base supplied is very good and the overall attention given to the issues is likewise.</p> <p>It would be helpful if the relevant Policies (in particular Policy W4) made it more explicit that 'heritage assets' as a term includes matters beyond than the obvious/designated conservation area and listed buildings. Broader historic landscapes, buried remains, and currently undesignated features may also be assets.</p>	<p>Thank you for the comment.</p> <p>The definition of heritage assets from the NPPF will be added.</p>	Glossary added to document.
6	Herefordshire Council				Comment	I've read through the plan and don't have any real comments, the village are for growth which is good, they	We feel that environmental standards are	No changes required to NDP.

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
	Strategic Housing Dpt					haven't stipulated any criterion which would affect the affordable, however they also haven't really mentioned any environmental standards that they want the properties built to, might be worth considering	adequately covered under Building Regulations.	
7	Herefordshire Council Economic Development Dpt					No comments received	It is disappointing that there are no comments.	No changes required to NDP.
8	Herefordshire Council Environmental Health Dpt				Comment	I refer to the above and would make the following comments with regard to the proposed development areas identified in the 'Wellington Regulation 14 Consultation Draft Neighbourhood Development Plan'. Having reviewed records readily available, I would advise the following: <u>Proposed Site 1</u> The proposed site "1" identified in orange on "Map 1-Proposals Map" appears from a review of Ordnance survey historical plans to be immediately adjacent to a historic potentially contaminative use; a cemetery or graveyard.	It has been agreed to amend policy W1 to cover contamination issues	Include additional criterion within W1 as follows:  "Where contaminated land is present, includes appropriate remediation where it can be demonstrated that this will be effective."

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						<p>The proposed development is adjacent to a cemetery or graveyard and as such it is possible that unforeseen contamination may be present. Consideration should be given to the possibility of encountering contamination as a result of its former uses and specialist advice be sought should any be encountered during the development</p> <p><u>Proposed Site 2</u></p> <p>The proposed site “2” identified in orange on “Map 1-Proposals Map” appears from a review of Ordnance survey historical plans to have historically been used as orchards. By way of general advice I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this.</p> <p><u>Proposed Site 3</u></p> <p>The proposed site “3” identified in orange on “Map 1-Proposals Map”</p>		



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						<p>appears from a review of Ordnance survey historical plans to be immediately adjacent to a historic potentially contaminative use; Unknown filled ground (pond, marsh, river stream dock)</p> <ul style="list-style-type: none"> <li>Sites identified as unknown filled ground can be associated with contaminative fill material. In practice, many sites identified through the historical mapping process as unknown filled ground are instances where hollows have been made level with natural material, have remained as unfilled 'hollows' or have filled through natural processes. However, there are some instances where the nature of the fill is not inert and would require further investigation. Without any additional information it is not possible to comment further on this site. Any additional information you</li> </ul>		

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						<p>may be able to obtain will help in determining the exact nature of the site.</p> <p>The proposed development is adjacent to UFG and as such it is possible that unforeseen contamination may be present. Consideration should be given to the possibility of encountering contamination as a result of its former uses and specialist advice be sought should any be encountered during the development.</p> <p><u>General comments:</u>  Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted</p>		

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
						<p>for consideration as they may change the comments provided.</p> <p>Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development</p>		
9	Herefordshire Council Parks and Countryside Dept					No comments received		No changes required to NDP
10	Herefordshire Council Transportation and Highways Dpt	23	W5		Comment	W5 d) would be good to include mention of design to include measures that encourage the use of active travel. (to support Q9 of their survey on p 9, para 4.6). This would also be compatible with the Core Strategy policy SC1 referred to in 6.5.3 and support W13 – connectivity on page 30.	We agree to add an additional point in policy W5	Policy W5 amended to include additional criterion as follows:  “Includes measures that encourage the use of active travel, wherever possible;”

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
						At a county level, we have over the years, where possible, been conditioning local development to provide or contribute toward active travel connectivity across the A49 between the Wellington/ Madley and Moreton / Burghill turns.		
11	Environment Agency	P28		W11	Comment	As part of the recent Herefordshire Council Core Strategy submission updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period  Poilcy W11	After consideration of your comments we	Policy W11 – removed and replaced with the following text

.Ref. No/ Comment No	Consultee Name	Page No.	Para. No.	Policy No.	Support/ Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>We would raise concerns in relation to title, scope and wording of this Policy although we welcome consideration of flood risk issues within the NP document. In the first instance all development should be located within Flood Zone 1, the low risk Zone. In line with National and Local planning policy development should adhere to a Sequential Approach and seek to located development in areas of the lowest level of risk.</p> <p>The policy as submitted, does not reference the Sequential Test but instead states that development within the medium and high risk Zones should be flood resilient. This is not robust enough and it suggests that development is acceptable within Flood Zones 2 and 3 subject to appropriate mitigative measures. In consideration of the above we would recommend re-titling this Policy to represent a more proactive and robust flood management focus with the primary aim of ensuring that development is located in the lowest area of flooding.</p>	<p>will remove Policy W11 and add more information in Policy W5. So that residents do not think that we are ignoring flood risk issues a note will be left under the heading of W11 to explain.</p> <p>We will incorporate your wording as appropriate.</p>	<p>“This policy is now removed. Whilst the intention was good, it is not necessary as it duplicated existing controls. Any development proposed in Flood Zones 2 or 3, would require a Flood Risk Assessment which would require the measures in the Policy to be considered as part of that document.”</p> <p>In addition, applying flood resilience measures to property boundaries would effectively reduce the capacity of the floodplain in which the development was sited. This would likely result in an objection from the Environment Agency unless compensatory flood storage was provided elsewhere.</p> <p>Policy W5 amended to include the following criterion:</p> <p>“Locates development in areas of the lowest level of flood risk in accordance with the NPPF;”</p>

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						<p>The Wellington Strategic Environmental Assessment Scoping Report (Oct 2014) states that “strategic channel improvement works could be implement to improve watercourse capacity, any new development adjacent to water channels will need to take this into account. Improvements to the watercourse as opposed to attenuation as part of optimised drainage strategy”.</p> <p>This is a locally specific issue that could be addressed in this Policy. The Wellington Brook is designated “Ordinary Watercourse” and therefore we would suggest discussions with Hfds Council and their Land Drainage team (as the lead Local Authority) to ascertain whether any flood mitigation works can be implemented to reduce flooding from this watercourse.</p>	<p>The Parish Council is already in active liaison with Herefordshire Council and Welsh Water together with River Lugg Internal Drainage Board addressing issues of flood mitigation throughout the village.</p>	
12	Environment Agency	P31	Proposals Map		Comment	<p>Looking at the Wellington map we note that there are three housing sites proposed within the settlement boundary. All three sites are located with Flood Zone 1, the low risk Zone. However, as stated above, the</p>	<p>This will have been addressed in line with the earlier comment.</p>	<p>Policy W5 amended to include the following criterion:  “Locates development in areas of the lowest level of flood risk in accordance with the NPPF;”</p>

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
						village is impacted by flooding from Wellington Brook (designated 'ordinary watercourse' under the jurisdiction of Hfds Council and the Lead Local Flood Authority). Therefore in line with comments provided above, all development including windfall sites should be limited to Flood Zone 1, the low risk Zone.		
13	Environment Agency	P18		W2	Comment	Waste Water Infrastructure: As stated within the associated Environmental Report "New development proposed through the Wellington NDP should be assessed against the capacity of local infrastructure". In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated over the plan period. As part of the Water Cycle Study (WCS) update4/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collected by both Welsh Water and ourselves. The Plan should make reference to	An additional paragraph 6.12.13 will be added.	Paras 6.2.13 to 6.2.17 added as follows: "New development proposed through the Wellington NDP should be assessed against the capacity of local infrastructure". Consultation with Welsh Water is expected to ensure that the scale of development can be accommodated over the plan period.  As part of the Water Cycle Study (WCS), an assessment of Sewage Treatment Works within the County was undertaken with data collected by both Welsh Water and the Environment

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						<p>this information to provide re-assurance that there is adequate foul infrastructure to accommodate growth throughout the plan period. The above may need to be addressed in Polciy W2 and development in the Parish may need to be phased in consideration of waste water infrastructure.</p>		<p>Agency.</p> <p>Wellington is served by Moreton-on-Lugg Wastewater Treatment Works (WwTW).As indicated by Welsh Water, this WwTW is currently overloaded and as such cannot accommodate any new development until improvements are undertaken. No improvements are planned within DCWW's current Capital Investment Programme (AMP6, 2015-2020).</p> <p>Should a potential developer wish to bring forward any of the sites prior to improvements under one of DCWW's future Capital Investment Programmes, they will need to fund the improvements themselves by firstly paying DCWW to undertake a feasibility study of the WwTW to identify the required improvements, before funding the improvements through a planning agreement.</p> <p>All new developments will be expected to reference this</p>



<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
								information to ensure that there is adequate foul infrastructure to accommodate growth throughout the plan period.”
14	Environment Agency				Comment	Water Framework Directive: The EC Water Framework Directive European Union 2000 commits all EU member states to achieve good qualitative and quantitative status of all water courses by 2027 Aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters and coastal waters) in the EU. The Wellington Brook (WFD Ref: GB109055036750) is currently at 'moderate status'. In line with the above we would expect development in Wellington Parish to have no detrimental impact on these watercourses and, where possible, aid in it achieving/maintaining 'good status' by 2027.	Noted and welcomed and we trust that the EA will respond to planning applications in this vein as one applicant has already been advised that it would be acceptable to put pre-treated sewage into the brook (apparently by Welsh Water).	No changes required to NDP.
15	Herefordshire Council Neigh-		5.3		Comment	The 5 objectives are clear and concise and they all relate to land use matters.	Thank you.	No changes required to NDP.

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	bourhood Planning Team							
16	Herefordshire Council Neighbourhood Planning Team	P18		W1	Comment	<p>Criterion v of this policy may require further justification.</p> <p>We would recommend that the following sentences be added to the policy in light of the repeated advice received from Natural England in respect of Draft NDPs:</p> <ul style="list-style-type: none"> <li>No development will be permitted within 100 metres of the River Wye SAC. Development can only proceed where any adverse effects on the River Wye SAC can be avoided or mitigated.</li> </ul> <p>Development will only be permitted when it does not compromise the ability of the Nutrient Management Plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.</p>	<p>We do not wish to change this as a density of 25 is typical of rural density.</p> <p>This wording will be added into Policy W5</p>	<p>Additional criterion added to Policy W5 as follows:</p> <p>“No development will be permitted within 100 metres of the River Wye SAC. Development can only proceed where any adverse effects on the River Wye SAC can be avoided or mitigated.”</p>
17	Hereford-			W2	Comment	Presumably this policy is also	We would refer you to	See comments 13 and 23

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
	shire Council Neighbourhood Planning Team				t	required because of site specific constraints? Otherwise it may be difficult to justify the current approach to phasing	EA and WW comments and our desire for organic growth. We consider it to be the essence of sustainable communities.  We will already have 33 new homes on 2 developments since 2012. Refer also to comments received from the CLP.	
18	Herefordshire Council Waste Dpt.					No comment received		No changes required to NDP.
19	Office of Road and Rail				Comment	Report read and no comment to make.		No changes required to NDP.
20	Heaton Planning on behalf of Tarmac	18		W2	Comment	Tarmac own and operate Wellington Quarry which lies approximately 300m (at closest approach) to the eastern edge of Wellington Village. The quarry is located within the Wellington Neighbourhood Area and, therefore, any policies/ allocations	Thank you for your comments. We believe that the issues you raised will all be addressed at planning application stage, especially issues of	No changes required to NDP.

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						<p>contained therein will constitute a 'material consideration' in the determination of any future Planning Applications in connection with the quarry. In this regard, we wish to make the following comments. Policy W2 (and the Proposals Map) identifies a potential housing allocation for up to 12 new dwellings to the west of the A49, close to the eastern boundary of the village (Site 1). The potential site allocation would result in housing being brought slightly closer to the operations at Wellington Quarry, albeit separated from the site by the A49. It is important that new developments do not unnecessarily hinder/ constrain the extraction of minerals or lead to the sterilisation of mineral resources. Whilst we do not object to the principle of development to the south-east of Wellington we wish to ensure that the development does not unreasonably hinder or fetter the future operation of the quarry.</p>	<p>noise.</p> <p>The location and noise generated by Wellington Quarry will be taken account of during the assessment of the planning application</p>	
21	Welsh Water		Objective 1	W12	Comment	Site 1 - Adjacent to the graveyard – 12 dwellings	Your concerns are issues that will be	Paras 6.2.13 to 6.2.17 added as follows:

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			Proposals Map			<p>Water supply - There are no problems envisaged in providing a supply of water to this proposed development site. However, off-site mains may be required.</p> <p>Sewerage network - No problems are envisaged with the public sewerage system for accepting the domestic foul flows from this proposed development site. However, off-site sewers may be required.</p> <p>Wastewater treatment - Wellington is served by our Moreton-on-Lugg Wastewater Treatment Works (WwTW). This WwTW is currently overloaded and as such cannot accommodate any new development until improvements are undertaken. No improvements are planned within DCWW's current Capital Investment Programme (AMP6, 2015-2020).</p> <p>Should a potential developer wish to bring forward the site prior to improvements under one of DCWW's future Capital Investment Programmes, they will need to fund the improvements themselves by</p>	<p>raised as part of the planning process when applications are received.</p> <p>The Parish Council is already working with WW and Herefordshire Council on issues of over-loading of the system.</p> <p>However the new development of 20 houses currently under construction was allowed to vary their conditions of planning to connect into the public system. We would expect WW to take a strong line with applicants at planning stages.</p>	<p>"New development proposed through the Wellington NDP should be assessed against the capacity of local infrastructure". Consultation with Welsh Water is expected to ensure that the scale of development can be accommodated over the plan period.</p> <p>As part of the Water Cycle Study (WCS), an assessment of Sewage Treatment Works within the County was undertaken with data collected by both Welsh Water and the Environment Agency.</p> <p>Wellington is served by Moreton-on-Lugg Wastewater Treatment Works (WwTW).As indicated by Welsh Water, this WwTW is currently overloaded and as such cannot accommodate any new development until improvements are undertaken. No improvements are planned within DCWW's current Capital Investment Programme (AMP6, 2015-2020).</p>

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						<p>firstly paying DCWW to undertake a feasibility study of the WwTW to identify the required improvements, before funding the improvements by entering into a Section 106 (of the Town &amp; Country Planning Act, 1990) Agreement with DCWW and Herefordshire Council.</p>		<p>Should a potential developer wish to bring forward any of the sites prior to improvements under one of DCWW's future Capital Investment Programmes, they will need to fund the improvements themselves by firstly paying DCWW to undertake a feasibility study of the WwTW to identify the required improvements, before funding the improvements through a planning agreement.</p> <p>All new developments will be expected to reference this information to ensure that there is adequate foul infrastructure to accommodate growth throughout the plan period."</p>
22	Welsh Water					<p>Site 2 – Mill Lane – 15 dwellings  Water supply - There are no problems envisaged in providing a supply of water to this proposed development site. However, off-site mains may be required.  Sewerage network - No problems are envisaged with the public sewerage system for accepting the</p>	As above	See comments above

.Ref. No/ Com ment No	Consultee Name	Page No.	Para. No.	Policy No.	Support/ Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>domestic foul flows from this proposed development site. However, off-site sewers may be required.</p> <p>Wastewater treatment - Wellington is served by our Moreton-on-Lugg Wastewater Treatment Works (WwTW). This WwTW is currently overloaded and as such cannot accommodate any new development until improvements are undertaken. No improvements are planned within DCWW's current Capital Investment Programme (AMP6, 2015-2020).</p> <p>Should a potential developer wish to bring forward the site prior to improvements under one of DCWW's future Capital Investment Programmes, they will need to fund the improvements themselves by firstly paying DCWW to undertake a feasibility study of the WwTW to identify the required improvements, before funding the improvements by entering into a Section 106 (of the Town &amp; Country Planning Act, 1990) Agreement with DCWW and Herefordshire Council</p>		

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23	Welsh Water					<p>Site 3 – Auberrow Road – 4 dwellings  Water supply - There are no problems envisaged in providing a supply of water to this proposed development site. However, off-site mains may be required.  Sewerage network - No problems are envisaged with the public sewerage system for accepting the domestic foul flows from this proposed development site. However, off-site sewers may be required.  Wastewater treatment - Wellington is served by our Moreton-on-Lugg Wastewater Treatment Works (WwTW). This WwTW is currently overloaded and as such cannot accommodate any new development until improvements are undertaken. No improvements are planned within DCWW's current Capital Investment Programme (AMP6, 2015-2020).  Should a potential developer wish to bring forward the site prior to improvements under one of DCWW's future Capital Investment Programmes, they will need to fund</p>	As above	See comments above.



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						<p>the improvements themselves by firstly paying DCWW to undertake a feasibility study of the WwTW to identify the required improvements, before funding the improvements by entering into a Section 106 (of the Town &amp; Country Planning Act, 1990) Agreement with DCWW and Herefordshire Council.</p> <p>With regard to “<b>Policy W12 – Design to reduce surface water run-off</b>”, whilst we are supportive of the content of this policy, we believe that the inclusion of a further policy that has regard to the sewerage network and Wastewater Treatment Works (WwTW) would be a beneficial addition to Objective 4. As such, we request the following policy is included:</p>		
24	Welsh Water			<b>ADD NE WP OL- ICY</b>		<p><b>Policy X</b> - Sewerage network and Wastewater Treatment Works (WwTW) Development that may result in the capacity of the Moreton-on-Lugg WwTW and/or the public sewerage network being hydraulically</p>	We believe this to be a fundamental issue for Herefordshire Council’s core strategy and not for a Neighbourhood Development Plan.	No changes required to NDP.

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
						<p>overloaded will not be permitted, unless potential developers are willing to overcome the issues by showing that they:</p> <ul style="list-style-type: none"> <li>- will work with Dŵr Cymru Welsh Water (DCWW) to fund appropriate upgrades; or</li> <li>- will provide alternative arrangements for the discharge and treatment of foul flows.</li> </ul> <p>Works to upgrade the quality and capacity of the WwTW and/or public sewerage network will be supported where they are required by DCWW and/or to meet the level of development set out in the Neighbourhood Plan.</p>	Therefore, it is not the intention to add a new policy.	
25	Wellington Charities					As a local charity the trustees had no objection or further comment to make on the draft Neighbourhood Development Plan	Thank you.	No changes required to NDP.
26	Wellington Community Association				Support and Comment	The reaction to the Draft Development Plan has been extremely positive and, in light of this, Wellington Community Association fully endorses the document and the work carried out by the Parish Council on this important project.	Thank you.	No changes required to NDP

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
27	Coal Authority					No comment to make		No changes required to NDP.
28	Historic England			W5		<p>Historic England considers that those contributing to and drafting the Plan should be congratulated as in our view it is quite exemplary in its treatment of the historic environment.</p> <p>We are very supportive of the content of the document, particularly its' emphasis on local distinctiveness and the protection of locally significant buildings, rural landscape character, important views and Local Green Spaces. We commend the research undertaken to, for example, define Wellington Distinctiveness and produce the Archaeology Report. We are pleased to note that the latter, in line with best practice, includes consultation with the Herefordshire Council Historic Environment Record (HER).</p> <p>In that context we also note that there is a recommendation in Ron Shoemith's report at appendix 5 that archaeological work should be</p>	Thank you for your positive comments in this regard.	<p>Policy W5 amended to include additional criterion as follows:</p> <p>"New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence."</p>

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						<p>undertaken in advance of any new development taking place. In our view this would most effectively be secured by incorporating a policy requirement that may best sit under <b>Policy W5</b> - General Design Principles, thus:</p> <p>(k) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p> <p>Overall Historic England is of the view that the Wellington Neighbourhood Plan is a well-considered, concise and fit for purpose document that constitutes a very good example of community led planning.</p>	<p>It has been agreed that this will be included as requested.</p>	
29	Network Rail					<p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and</p>	<p>The Parish Council believes that this is a strategic issue for the Core Strategy and is</p>	<p>No changes to NDP.</p>

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						<p>associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p><b>Level Crossing Safety</b> Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from future development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.</p> <p>As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe</p>	not relevant to individual local Development Plans.	

.Ref. No/ Com ment No	Consultee Name	Page No.	Para. No.	Policy No.	Support/ Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services. Therefore the location of proposed new development is an important consideration for Network Rail and should form part of any initial appraisal of future development sites.</p> <p>Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to</p>		

.Ref. No/ Com ment No	Consultee Name	Page No.	Para. No.	Policy No.	Support/ Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.</p> <p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail.</p> <p><b>We therefore ask that the council should consider the following:</b></p> <p>A requirement for development contributions to deliver improvements to the rail network where appropriate.</p> <p>A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.</p>	<p>See comment above – we do not feel this is appropriate.</p>	

<b>.Ref. No/ Comment No</b>	<b>Consultee Name</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Policy No.</b>	<b>Support/ Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Comments</b>	<b>Amendments to NP</b>
						A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.		



**Table 3 Responses from the Consultation Bodies to the Draft HRA/SEA Reports (Herefordshire Council)**

Consultation Body	Response
English Heritage	
Natural England	
Environment Agency	

## Appendix I - Planning For Real Event – July 2013

### Photos from Event







Flyers



**COMMUNITY LED  
PLANNING  
IS HAPPENING NOW  
IN WELLINGTON**



MAKE YOUR VIEWS ON THE FUTURE  
OF WHERE WE LIVE REALLY COUNT

You may be asked to comment on your –

**LIKES / DISLIKES / NEEDS / WANTS**

Please cooperate if you can – it's your voice  
that needs to be heard!

For more information please contact:  
Jennifer Jarrett (Chair of the Steering Group)  
2 Queenswood Close  
01432 839076

**NOTE FOR DIARY:**  
Planning for Real Open Days 12th July (3pm - 7pm)  
and 13th July (11am - 4pm) at the Community Centre

**WELLINGTON PARISH  
COMMUNITY LED PLAN**

**"PLANNING FOR REAL" OPEN DAYS**

**IMPORTANT DATES FOR YOUR DIARY!!**

**Friday July 12th at 3pm to 7pm  
and**

**Saturday July 13th at 11am to 4pm  
at the Community Centre**

**MAKE YOUR MARK  
STICK YOU FLAG IN**



Keep Wellington a wonderful place to live.  
Come and have your say.

Tell us your concerns, your hopes and dreams.  
See where you live on large scale maps.

Look at the maps and posters the children have made.

**EVERY AGE GROUP CAN HAVE ITS SAY! ALL COMMENTS  
ARE ANONYMOUS! Come to either (or both) sessions –  
everything is free!**

Free refreshments and attractions including Fire Engine  
(emergencies permitting), steam car, free bowls taster sessions.  
Displays including the History of Wellington, nature competitions.

**WANT TO KNOW MORE IN ADVANCE?**

## Appendix II – Questionnaire Autumn 2014

### WELLINGTON COMMUNITY LED PARISH PLAN QUESTIONNAIRE.

Without a Community Led Parish Plan, decisions may be taken that do not reflect the wishes of the people who live in the Parish. That is why it is so important that you complete this questionnaire.

*(If you do not wish to complete this document, please return it to the person who will be collecting questionnaires. Please don't just throw it away.)*

This questionnaire is a vital step in our Community Led Parish Plan's development process. It seeks to identify what the people who live in our Parish believe are the priorities for our community. The questions incorporate the views of parishioners who attended the Planning for Real events in July and address issues that are recognised as being important to our Parish. **These Plans do work!** A robust Parish Plan can greatly assist in influencing local authority and funding decision makers. The Parish Council also uses it as a point of reference and as a guide towards the Neighbourhood Development Plan.

An Action plan will accompany the revised Plan and it is hoped that you will contribute both to this plan and the actions that will be needed.

#### Filling in the questionnaire.

This questionnaire is for all residents aged 16 and over. There is a separate questionnaire for young people from the ages of 6 to 15. Most of the questions only require a tick in a box and the form should only take around 30 minutes to complete. There is space at the end for general questionnaire related comments,

The questionnaire will be collected before 15<sup>th</sup> December. Questionnaires handed in after this date may not be counted.

#### PRIZE DRAW.

Completed questionnaires will be entered into a prize draw (£50 prize). To allow us to notify you, if you win the prize, you will need to provide contact details on the CONTACT PAGE.

#### PRIVACY NOTICE.

Before the questionnaires are analysed, members of the Community Led Parish Plan Steering Committee will remove the last page containing personal information and keep it temporarily. This will help to ensure that your views remain confidential and anonymous. After the information relating to signing up for schemes or offers of help have been noted and the prize draw completed, these sheets will be destroyed.

The information that you supply will be processed by Herefordshire Council's Research Team, who are independently analysing the results of this survey on behalf Wellington Parish Council, who, for the purposes of the Data Protection Act 1998, are the Data Controller. The information you supply may also be shared with independent researchers employed directly by the Parish Council to undertake additional analysis of the results.

Any information you provide will be treated as strictly confidential and the information you provide will only be used for the purposes of developing the Parish plan. The information you provide will not be shared with any other parties, but please note that any comments you provide may appear anonymously in the published results.

If you have any queries about the survey, or need assistance completing the questionnaire, contact either the chair of the steering group Jennifer Jarrett 01432 839076. Email [jarrett426@btinternet.com](mailto:jarrett426@btinternet.com) or the secretary of the group Liz Bullar 01432 830435 e mail [lizzieb1654@aol.com](mailto:lizzieb1654@aol.com). If you require any further information or advice about the Data Protection Act, please contact Herefordshire Association of Local Councils (HALC) at Berrows Business Centre, Bath Street, Hereford, HR1 2HE email [lynda@halchereford.gov.uk](mailto:lynda@halchereford.gov.uk), or the Data Protection Officer, Herefordshire Council, Plough Lane, PO Box 4, Hereford, HR4 0LE email [dataprotection@herefordshire.gov.uk](mailto:dataprotection@herefordshire.gov.uk).

### FUTURE USE OF LAND & HOUSING

#### **Q 1 How important is it to you that WELLINGTON retains its rural character?**

*(Please tick ONE box)*

Very Important	Fairly Important	Not very Important	Not at all Important
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **Q2 What land use do you think is appropriate for Wellington?**

*(Please tick ONE box in each row)*

	Yes	No	No Opinion
Horticulture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Orchards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution warehousing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food & drink production	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday lets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Second homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playground/play area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

#### **Q3 In addition to the development already under way or subject to planning permission, Wellington is one of over 100 villages earmarked for some proportionate housing development over the next 20 years. If there is to be more new housing in Wellington what options below would you support.**

*(Please tick all boxes that apply)*

There should be some limit on new house building	<input type="checkbox"/>
There should be no limit on new house building	<input type="checkbox"/>
New housing should be restricted to infill	<input type="checkbox"/>
New housing on sites where buildings existed in past	<input type="checkbox"/>
Where possible convert redundant buildings for housing	<input type="checkbox"/>

*Please specify any area within the Parish you believe suitable for development*

*Please specify any area within the Parish you believe NOT suitable for development*



**Q4 If additional houses are to be built which should they be?**

<i>(Please tick ONE box in each row)</i>	Yes	No	No Opinion
Starter houses (2 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family houses (3 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Executive houses (4 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multigenerational e.g. With a granny annex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable houses for rent or part ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Priority housing for locally connected people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supported houses/retirement homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adapted/easy access homes e.g. Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low cost houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

**Q.5 Wellington currently has just over 400 homes in its Parish. If new homes are to be built in the Parish, how many in total should be permitted in the next ten years AND how many in total by 2031?**

<i>(Tick ONE box in each COLUMN)</i>	In the next ten years	By 2031
10% increase (40 homes)	<input type="checkbox"/>	<input type="checkbox"/>
20% increase (80 homes)	<input type="checkbox"/>	<input type="checkbox"/>
30% increase (120 homes)	<input type="checkbox"/>	<input type="checkbox"/>
40% increase (160 homes)	<input type="checkbox"/>	<input type="checkbox"/>
50% increase (200 homes)	<input type="checkbox"/>	<input type="checkbox"/>
50% +	<input type="checkbox"/>	<input type="checkbox"/>

**Q6 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

The information gained from this questionnaire will be an important step towards our Neighbourhood Development Plan. This is a statutory policy document focusing solely on all development issues. This plan can only go ahead if Wellington Parishioners want it. *(For more information on the implications of a NDP see the enclosed information sheet).*

<i>(Please tick one box only)</i>	Yes	No
Do you wish Wellington Parish Council to undertake a Neighbourhood Development Plan?	<input type="checkbox"/>	<input type="checkbox"/>

**TRAVEL**

**Q7 Please indicate what types of transport you use to and from Wellington and the frequency of your use.**

<i>(please tick ONE box in each row)</i>	Weekly	Monthly	Occasionally	Never
Car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Motorbike/moped	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus in village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus on A49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility aid / mobility vehicle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q8 Currently there is a bus service to Leominster/Ludlow & Hereford. If the following changes were made would you use the bus service to and from Wellington more?**

<i>(Please tick ONE box in each row)</i>	Yes	No	Don't Know
Increased frequency through village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An earlier bus to Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An earlier bus from Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An earlier bus to Leominster/Ludlow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An earlier bus from Leominster/Ludlow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A later bus to Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A later bus from Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A later bus to Leominster/Ludlow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A later bus from Leominster/Ludlow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please specify the later or earlier time you would use the bus if it ran.*

Earlier	Later
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**CYCLE PATHS, PAVEMENTS & FOOTPATHS**

**Q9 If a cycle path was available how often would you use it?**

<i>(please tick ONE box in each row)</i>	More than once a week	Weekly	Monthly	Occasionally	Never
Through the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Around the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Through Auberrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A49 North to Queenswood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A49 South to Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

**Q10 How often do you WALK on the PAVEMENTS/ROADS in the Parish?**  
Please tick box even if you only walk part of the route and if you use it in either direction.

(Please tick ONE box in each row)

	Weekly	Monthly	Occasionally	Never
From Vinery through The Row	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
From Vinery through Mill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
From Vinery through village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
From Main Street to Auberrrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On A49 North to Queenswood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On A49 South to Hereford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Street through Ford to A49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

**Q11 If you walk in the Parish which of the following do you regularly encounter?**

(Please tick all that apply)

Pavement too narrow	<input type="checkbox"/>	No drop kerb	<input type="checkbox"/>
Need to cross road	<input type="checkbox"/>	Poorly kept grass verges	<input type="checkbox"/>
Speed of traffic	<input type="checkbox"/>	Overhanging vegetation	<input type="checkbox"/>
Pavement non existent	<input type="checkbox"/>	Crossing road by school	<input type="checkbox"/>

Other (Please specify below)

**Q12 Use of Field Footpaths and Bridle ways.**

(Please tick one box only) Frequently Occasionally Never

How often do you use Field Footpaths and Bridle ways?

Is there anywhere in our Parish where you think there should be a field footpath?

**Q13 If you do not use or have problems with the footpaths is it because:**

(Please tick all that apply)

Accessibility is difficult	<input type="checkbox"/>	Don't know where they are	<input type="checkbox"/>
Stiles are difficult to negotiate	<input type="checkbox"/>	No wish to use them	<input type="checkbox"/>
Paths are overgrown	<input type="checkbox"/>		

Other (Please specify below)

**SPEED & SAFETY**

**Q 14 To assist your Parish Council in its efforts to identify and address any problems with speeding traffic please indicate any stretches of road that may be of concern to you.**

(Please tick ONE box in each row)

	Yes	No	No Opinion
From Main Street to Auberrrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Street through village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Vinery to Canon Pyon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auberrrow to Canon Pyon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A49 North at Wellington Junction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A49 South at Wellington Junction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

**Q15 In your opinion what action should be taken to reduce speeding in the Parish?**

(Please tick ONE box in each row)

	Yes	No	No Opinion
Change existing speed limits in village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change existing speed limits on A49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enforcing existing speed limits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing warning lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared Space/Home Zone** (see explanation below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic calming measure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No action needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

\*\*  
A Home Zone is a living street (or group of streets) as implemented in the United Kingdom, which are designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of the cars is reduced.

**Q 16 The NEIGHBOURHOOD WATCH scheme is now no longer formally supported by the police but an informal group of volunteers remain involved.**

(Please tick one box only)

	Yes a lot	Yes a little	No	Unaware of it
Is the Wellington Neighbourhood Watch Scheme important to you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q 17 Would you be willing to get involved?**

*(Please tick one box only)* Yes No

Are you willing to be a Neighbourhood Watch Volunteer?	<input type="checkbox"/>	<input type="checkbox"/>
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*If so please leave your contact details at the end of this questionnaire.*

**Q 18 Please indicate your opinion on the following statements regarding street lighting.**

*(Please tick ONE box in each row)* Yes No No Opinion

Happy with existing lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More street lighting required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Less street lighting required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change to energy saving LED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turn them off between midnight & 5am	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide extra light in a certain position	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If you answered yes to an EXTRA light in a certain position please specify below*

*If you answered yes to LESS specify below any particular position you do not wish to have a light*

**Q19 Do you think that more roads in the Parish should have permanent street name signs?**

*(Please tick one box only)* Yes No No Opinion

Do you want more street name signs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*If Yes please specify if there is a particular place you would like to see a sign.*

**HEALTH & WELFARE**

**Q.20 Do you look after, or give any help or support to family members, friends, neighbours or others in or out of village because of either long-term physical or mental ill-health or disability, or problems related to old age?**

*(Do not include anything you do as part of your paid employment)*

*(Please tick ONE box only)*

No, I don't	<input type="checkbox"/>	Yes, between 20 -49 hours a week	<input type="checkbox"/>
Yes, between 1 -19 hours a week	<input type="checkbox"/>	Yes, 50 or more hours a week	<input type="checkbox"/>

**Q21 Which of the following statements best describe your health?**

*(This will help us to assess the need for local health and care services)*

*(Please tick all that apply)*

My health is generally good	<input type="checkbox"/>	I have a long-term disability	<input type="checkbox"/>
My health is generally fair	<input type="checkbox"/>	I do not wish to answer	<input type="checkbox"/>
My health is generally poor	<input type="checkbox"/>		

**Q22 With the withdrawal of funding, services previously provided by the Red Cross Warden are no longer available. Many services are provided by others outside of the Parish and are advertised in e.g. Welcome but if there was a register of volunteers to carry out the following services would you use it?**

**Would you be willing to be a volunteer in any of the services?**

*(Please tick at least ONE box in each row)* Would Use Would Not Use Would Volunteer

Prescription delivery/collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On line shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transport for hospital visiting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transport to health appointments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small DIY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home decoration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gardening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth discussion group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

*If you have ticked any of the "Would Use" or "Would volunteer" boxes, you may wish to leave your contact details at the end of this questionnaire.*



**Q23 The following were named in the Planning for Real as possible sites for public seating. If they were provided would you use them?**

(Please tick ONE box in each row)

	Yes	No	No Opinion
By telephone box by Vinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On Main St near Bridge Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In The Row near Adzor Bank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auberrow Rd Junction Main St	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Near Queenswood Close	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside new Community Hub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
By ford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
By bus stop on A49 Junction N	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In bus shelter on A49 Junction S	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify below)			

**Q24 If new seating was provided how do you think they should be funded?**

(Please tick ONE box in each row)

	Yes	No	No Opinion
By Parish Council spending your council tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donation by individuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sponsorship by Parish businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sponsorship by company outside of Parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sponsored by a club / organisation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify below)			

**Q25 Funding for seats.**

(Please tick ONE box only)

	Yes	No
Would you be willing to sponsor a seat or raise money?	<input type="checkbox"/>	<input type="checkbox"/>

If you have ticked yes, you may wish to leave your contact details at the end of this questionnaire.

**FACILITIES & SERVICES**

**Q26 How important are these existing facilities in our Parish to you? Do you use any of them?**

(Please tick one or more boxes in each row)

	Very Important	Fairly Important	Not Very Important	Not at all Important	Don't Know	Yes I Use Them
Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chapel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sport facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify below)						

**Q27 If any of the following services were to be developed in the Parish would you use them and or be prepared to assist in their establishment? These suggestions were proposed by Parishioners during the Planning for real Days in July.**

(Please tick one or more in each row as appropriate)

	Would Use	Would Not Use	Would Volunteer
Community transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community computer facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor fitness trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth shelter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playground for young children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activity area for older children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi purpose hard surface court	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skateboarding facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safe play area by ford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scouts / Cubs / Beavers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Guides / Brownies / Rainbows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flicks in the Sticks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cricket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petanque	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craft classes (please specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Musical appreciation society	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural history society	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify below)			

If you have ticked any of the "Would volunteer" boxes, you may wish to leave your contact details at the end of this questionnaire.

**Q28 IF you DO NOT take part in any organised leisure activities in WELLINGTON is it because of:**

*(Please tick all that apply)*

Do not match my interests	<input type="checkbox"/>	Lack of child care	<input type="checkbox"/>
Unsuitable hours	<input type="checkbox"/>	No transport	<input type="checkbox"/>
I use other leisure facilities	<input type="checkbox"/>	Mobility issues	<input type="checkbox"/>
Cost	<input type="checkbox"/>	Not aware of them	<input type="checkbox"/>

Other *(Please specify below)*

**COMMUNICATIONS**

**Q29 Do you use/read any of the following:**

*(Please tick ONE box only in each row)*

	Frequently	Infrequently	Never
Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone box	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parish Council website	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welcome Magazine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parish Council notice boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notice board at shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other notice boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notices on trees & posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

**Q 30 If you use the internet or a mobile phone are you satisfied with your internet speed or mobile phone reception?**

*(Please tick ONE box in each row)*

	Yes	No	No Opinion
Broadband speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone reception	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If you are experiencing problems please specify provider*

Broadband	Mobile Phone
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**Q31 How would you prefer to be informed about Parish Council and Local Government business, including the Community Led Plan?**

*(Please tick all that apply)*

Minutes of Parish Council meetings	<input type="checkbox"/>	In Welcome Magazine	<input type="checkbox"/>
Attendance at Parish Council meetings	<input type="checkbox"/>	By e mail	<input type="checkbox"/>
On Parish Council notice boards	<input type="checkbox"/>	Periodic report meetings	<input type="checkbox"/>
On Parish Council website	<input type="checkbox"/>	Not interested/don't want to be informed	<input type="checkbox"/>

Other *(Please specify below)*

**Q32 [www.wellingtonparish.org.uk](http://www.wellingtonparish.org.uk) The Parish Council web site was originally set up for the benefit of the community and to enable the Parish Council to fulfill its obligations in dispensing official information. It was further developed to provide a range of additional news on clubs, social activities, plus local information. The Parish Council owns manages maintains and is responsible for the website content.**

*(Please tick ONE box only)* Yes No

Do you visit the Parish Council Web Site?

**Q 33 If you do not visit the Parish Council web site why not?**

*(Please tick all that apply)*

Was not aware of its content	<input type="checkbox"/>	Did not know it existed	<input type="checkbox"/>
Thought it had nothing on it to interest me	<input type="checkbox"/>	Do not have Internet access	<input type="checkbox"/>

**Q34 If a separate but potentially linked Community Website were to be created (bearing in mind some of the following may be on the Parish Council Web Site already) what would you like to see on this website?**

*(Please tick all that apply)*

News of clubs	<input type="checkbox"/>	Parish diary	<input type="checkbox"/>
Contacts for all clubs	<input type="checkbox"/>	Parish map	<input type="checkbox"/>
Register of tradesmen in Parish	<input type="checkbox"/>	Buy / sell ads	<input type="checkbox"/>
Goods exchange	<input type="checkbox"/>	Local situations vacant	<input type="checkbox"/>
Footpath map	<input type="checkbox"/>	Chemist opening hours	<input type="checkbox"/>
Church activities / services	<input type="checkbox"/>	Chapel activities/services	<input type="checkbox"/>
Holiday lets / B&B	<input type="checkbox"/>	Visitor attractions	<input type="checkbox"/>
Facebook	<input type="checkbox"/>	Twitter	<input type="checkbox"/>

Other *(Please specify below)*

**Q35 Managing a new Community website.**

(Please tick ONE box only) Yes No

Would you be willing to assist in setting up and or maintaining a new Community website?	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------

If you have answered "Yes", please leave your contact details at the end of this questionnaire.

**Q36 A booklet giving names of houses, postcodes and locations is available for reference in the shop. At the Planning for Real there were many requests to provide a Parish Map. In your opinion what should this Map include?**

(Please tick ONE box only in each row) Yes No No Opinion

House names	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street names	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post codes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

**Q37 Would you use the Map of the Parish if it was available in the following places?**

(Please tick ONE box only in each row) Yes No No Opinion

To view in shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On a website	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On notice board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In a booklet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On a permanent board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

**LOCAL ECONOMY**

**Q38 Would you be interested in any of the following local training?**

Which would you be willing to volunteer to help establish and run?

(Please tick one or more in each row as appropriate) Yes No Volunteer

Local vocational training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work experience pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet skills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IT skills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Web site skills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

If you have ticked any of the "volunteer" boxes, please leave your contact details at the end of this questionnaire.

**Q39 Which of the following initiatives would you be interested in and which would you be willing to volunteer to help establish and run?**

(Please tick one or more in each row as appropriate) Yes No Volunteer

Internet / cyber café	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local job information point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Networking for home workers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Breakfast business meetings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Register of local tradesmen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bulk buy domestic fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (Please specify below)

If you have ticked any of the "volunteer" boxes, please leave your contact details at the end of this questionnaire.

**Q40 Do you think any of the following would enhance the Parish Environment?**

*(Please tick ONE box only in each row)*

	Yes	No	No Opinion
Retain traditional farm land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community orchards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More wildlife habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development of woods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retain hedgerows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop habitats around lakes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bird hides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve habitat by brook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More litter bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

**Q41 A large part of Wellington is in a conservation area and there are restrictions on issues such as planning and tree work.**

*(Please tick ONE box only)*

	Yes	No
Were you aware that a large part of Wellington is in a conservation area	<input type="checkbox"/>	<input type="checkbox"/>

**Q42 Dog fouling in the Parish.**

*(Please tick ONE box only)*

	Very	Fairly	Not Very	Not at all
How concerned are you about dog fouling in the Parish?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q 43 Despite the continuing efforts of the Parish Council, there remains a problem of dog mess throughout the Parish. Would you use or take notice of any of the following?**

*(Please tick all that apply)*

I do not have a dog	<input type="checkbox"/>	
Dog bins	<input type="checkbox"/>	Polite notices <input type="checkbox"/>
Doggy bag dispensers	<input type="checkbox"/>	Notice of fines <input type="checkbox"/>

*Please specify below ideas for any further means by which this problem could be resolved.*

**Q44 Do you think that Wellington should promote sustainable projects and potentially achieve a reduction in its carbon footprint?**

**Would you volunteer to be part of a group to promote such projects?**

*(Please tick ONE box only)*

	Yes	No	Would Volunteer
Should Wellington promote sustainable projects and would you volunteer to help?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If you have answered Yes, please leave your contact details at the end of this questionnaire.*

**Q45 Individuals give their time and effort in community activities to enhance the appearance of the Parish. Would you be prepared to take part and assist in these and other community activities?**

*(Please tick ONE box per question)*

	Yes	No	Yes	No
Litter picking	<input type="checkbox"/>	<input type="checkbox"/>	Bulb/wild flower planting	<input type="checkbox"/>

*If you have answered Yes, please leave your contact details at the end of this questionnaire.*

**Q46 Are you or have you been adversely affected by any of the following within our Parish?**

*(Please tick ONE box only in each row)*

	Yes	No	No Opinion
Illegal dumping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Litter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burglary/thefts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bonfires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unacceptable levels of noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discourteous parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other *(Please specify below)*

**INFORMATION ABOUT YOU**

This information will help us better understand how views may vary between different groups within the Parish. To ensure your anonymity, this information will be kept entirely separate from any contact details you provide on the Contact Page.

*Tick as applicable*

Q47 Are you?	Male <input type="checkbox"/>	Female <input type="checkbox"/>			
Q48 How old are you?	16-24 <input type="checkbox"/>	25-44 <input type="checkbox"/>	45-64 <input type="checkbox"/>	65-74 <input type="checkbox"/>	75+ <input type="checkbox"/>
Q49 How long have you lived in the Parish					
under 1 yr <input type="checkbox"/>	1-2 yrs <input type="checkbox"/>	3-5 yrs <input type="checkbox"/>	6-10 yrs <input type="checkbox"/>	10-20 yrs <input type="checkbox"/>	20 yrs+ <input type="checkbox"/>

~END OF QUESTIONS ~ END OF QUESTIONS ~ END OF QUESTIONS~

**DON'T FORGET COMPLETE THE CONTACT PAGE**



Terms & Conditions for Prize Draw entry.

1. Only people who have completed the questionnaire and Contact Page will be entered into the draw.
2. Members of the Parish Plan Steering Committee will not be entered.
3. There is to be one prize of £50.
4. The draw will take place within 2 weeks of all questionnaires being collected.
5. The winner will be notified by either telephone or e-mail.
6. The name of the winner will be published on the Parish Website and in The Welcome.

**IF YOU HAVE ANY COMMENTS, PLEASE MAKE THEM BELOW**

## CONTACT PAGE

THE INFORMATION PROVIDED ON THIS PAGE WILL NOT BE SENT FOR ANALYSIS.

ONCE THE DRAW HAS BEEN UNDERTAKEN AND ALL THE RELEVANT INFORMATION HAS BEEN NOTED THIS PAGE WILL BE DESTROYED.

To qualify for entry into the £50 Prize Draw you must have completed the questionnaire and left your contact details below.

Your first and last name.....

Your e-mail address .....

Contact telephone number .....

If you have ticked any boxes that require you to leave your details, please tick the relevant box below.

Q17 Get involved with Neighbourhood Watch		<input type="checkbox"/>
Q22 Assist Welfare services for Parish		
Prescription delivery / collection	<input type="checkbox"/>	On line shopping <input type="checkbox"/>
Shopping	<input type="checkbox"/>	Small DIY <input type="checkbox"/>
Transport for hospital visiting	<input type="checkbox"/>	Gardening <input type="checkbox"/>
Transport to health appointments	<input type="checkbox"/>	Home decoration <input type="checkbox"/>
Youth discussion group	<input type="checkbox"/>	
Q25 Sponsor of a Parish seat		<input type="checkbox"/>
Q27 Assist establishment of facilities in Parish		
Community transport	<input type="checkbox"/>	Outdoor fitness trail <input type="checkbox"/>
Community computer facilities	<input type="checkbox"/>	Youth shelter <input type="checkbox"/>
Playground for young children	<input type="checkbox"/>	Skateboarding facilities <input type="checkbox"/>
Activity area for older children	<input type="checkbox"/>	Safe play area by ford <input type="checkbox"/>
Multi-purpose hard surface court	<input type="checkbox"/>	Flicks in the Sticks <input type="checkbox"/>
Scouts / Cubs / Beavers	<input type="checkbox"/>	Guides/Brownies/Rainbows <input type="checkbox"/>
Cricket	<input type="checkbox"/>	Petanque <input type="checkbox"/>
Craft classes	<input type="checkbox"/>	Natural history society <input type="checkbox"/>
Musical appreciation society	<input type="checkbox"/>	
Q35 Assist community information on Parish Council website		<input type="checkbox"/>
Q38 assist on local training		
Local vocational training	<input type="checkbox"/>	Work experience pool <input type="checkbox"/>
Internet skills	<input type="checkbox"/>	IT skills <input type="checkbox"/>
Web site skills	<input type="checkbox"/>	
Q39 Assist local economy initiatives		
Internet / cyber café	<input type="checkbox"/>	Local job info. Point <input type="checkbox"/>
Networking for home workers	<input type="checkbox"/>	Bulk buy domestic fuel <input type="checkbox"/>
Breakfast business meetings	<input type="checkbox"/>	Child care facilities <input type="checkbox"/>
Register of local tradesmen	<input type="checkbox"/>	
Q44 Join a Group to promote sustainable projects		<input type="checkbox"/>
Q45 Litter Picking	<input type="checkbox"/>	Bulb Planting <input type="checkbox"/>



Appendix III Informal Consultation Event March 2015



## Informal Event Display Boards

### Wellington Neighbourhood Plan Informal Consultation March 2015



### THIS IS YOUR FIRST CHANCE TO COMMENT ON PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN THE PARISH FROM NOW UP TO 2031

Comments made at this *informal* consultation will be taken into account and carried forward where appropriate. There will be a further *FORMAL* consultation later in the year.

This presentation and accompanying documents can also be viewed at [www.wellingtonplan.com](http://www.wellingtonplan.com)

2

#### WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

- It's a new way for local communities to influence the planning of the area in which they live and work.
- It can be used to:
  - Develop a shared vision for the area
  - Decide where new homes and other development should be built
  - Identify and protect important local green spaces and buildings
  - Influence what new homes should look like
  - Enhance the village centre and retain the rural character of the Parish
- IT FORMS PART OF HEREFORDSHIRE COUNCIL'S LOCAL DEVELOPMENT PLAN AND HAS A LEGAL STATUS
  - The Parish Council was given a clear mandate to prepare an NDP from the Community Led Plan Questionnaire.

3

#### THIS PRESENTATION & DRAFT PLAN HAS BEEN PRODUCED BY THE NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP IN CONJUNCTION WITH PLANNING CONSULTANTS KIRKWELLS

- Members of the Group:
  - Parish Cllr Jenni Gowan
  - Parish Cllr Lyn Langford\*
  - Parish Cllr Jennifer Shoesmith
- Parishioners:
  - Kay Holt, Mike Lyke (BSc.,C.Eng.,M.I.C.E) and Nigel Cooper\* (R.I.B.A)
- \*All meetings were conducted in accordance with Parish Council Code of Conduct and minuted by the Parish Clerk. Cllr Langford was excluded from meetings where appropriate due to a declaration of pecuniary interest. Mr Cooper declared a non-pecuniary interest and was similarly excluded as appropriate.

4



## ■ WHAT ARE THE BENEFITS OF HAVING A PLAN?

- Deters indiscriminate development
- Reduces the potential for over development
- Allows the community to say what it wants and where it wants it
- Helps to protect the landscape or buildings that residents feel are important
- Increases the amount of Community Infrastructure Levy from Herefordshire Council to the Parish Council for onward investment in the Parish.

▪ *Note: The plan has to be written to encompass, and have regard for, Planning Policies of both Local and National Government*

5

## THESE ARE THE PREVIOUSLY PUBLISHED VISION, AIMS & OBJECTIVES OF THE WELLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

### VISION:

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

### AIMS:

- To ensure that local people, especially young and elderly, have homes and facilities in the village to enhance the 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 image of the Parish.
- To manage the number, location and design of new homes to conform with the character of the surroundings.
- To ensure continuity and improvement of local infrastructure, facilities and services.

6

## OBJECTIVES

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.
2. To create new homes in a range of tenures, types and sizes to promote an all-inclusive community.
3. To preserve the character of the Wellington Conservation Area and Wellington Parish.
4. To promote sustainable development for future generations and protect and support key social and environmental assets whilst taking account of constraints.
5. To build on existing foundations to further develop Wellington Parish as an **ACTIVE, ACCESSIBLE and INCLUSIVE** community with convenient means of movement for all.

7

## ■ WHAT PART CAN YOU PLAY TODAY?

- Have a look at all the boards first. They are numbered in sequence.
- Consider them in light of the information we ask for on the paper you were given.
- If you want more information, ask any member of the NDP group (wearing badges) or look at the copies of the Draft Plan around the room.
- Look at the copies of Kirkwell's Site Assessment Report.
- When you are ready, fill in your comments and put the paper in the box by the door.
- If you want to think about it more, take the paper away but return it to the Parish Clerk by 20<sup>th</sup> March latest. Her address is: Mrs. Chris Bucknell, 12 Cliveden Grove, Hereford HR4 ONE, or you can scan and email it to [wellingtonclerk@btopenworld.com](mailto:wellingtonclerk@btopenworld.com)
- Note that all comments can be anonymous; the papers are numbered only so we know how many have been issued. They will only have been issued to parishioners on the electoral role.

8

THE WHOLE OF THE PARISH IS DESIGNATED AS THE NDP AREA BUT PLANNING POLICY WILL DICTATE THAT MOST DEVELOPMENT SHOULD PREFERABLY BE AS CLOSE TO THE EXISTING MAIN SETTLEMENT AS POSSIBLE

- This is the extent of the Parish
- MAP FROM PARISH ROOM TO BE ADDED

9

## WHAT DO WE WANT TO ACHIEVE?

- a) What development should take place?
  - b) Are there green spaces\* and buildings which should be protected?
  - c) What should new buildings look like?
  - d) How can the existing village be enhanced?
  - e) How can we develop Wellington as ACTIVE, ACCESSIBLE and INCLUSIVE?
- \*the definition of green space in this context is shown on a later panel (number 27)

10

## • THE FACTS ABOUT FUTURE DEVELOPMENT

- Herefordshire Council's emerging Local Plan sets a growth target of 18% for main villages, including Wellington, between March 2011 and 2031. This will be confirmed when HC's Local Plan is approved.
- This percentage for Wellington is based on what is designated as the 'core village' of 261 properties.
- Our "target" growth is therefore 47 properties; planning applications since March 2011 count towards this total.
- There have been 46 applications since that date: 17 completed, 20 just started, 2 part-complete, 1 status unknown and 1 refused; 5 have lapsed.
- All the housing sites identified in the 2007 UDP have been granted.

## SHOULD WELLINGTON CONTINUE TO GROW?

- The Steering Group believes that to restrict all further development before 2031 would lead to stagnation and possible loss of facilities such as the shop, school, clubs, pub etc.
- The age profile of existing residents is such that young families also need to be encouraged to move here or be able to stay living locally if they wish.
- A survey in May 2014 showed that there is a demand for affordable, rented and mixed tenure housing in the Parish.
- Question 5 of the Community Led Plan Questionnaire, November 2013, showed that the majority of Parishioners accepted that further housing of up to 40 homes should be permitted and 30% suggesting a limit of 80 homes. (At that time approx 35 approvals had already been granted).

12

## HOW HAS THE GROUP IDENTIFIED NEW SITES FOR HOUSING?

- In 2012 Herefordshire Council published their SHLAA – the Strategic Housing Land Availability Assessment
- From this, two sites were identified as having ‘low/minor’ constraints (shown in yellow on the next map)
- Some of the additional sites ( shown in pink) were classed as ‘achievable’ in the supporting documentation of the SHLAA and have been evaluated in the study
- A formal call for sites in June/July 2013 brought 5 pieces of land for consideration from landowners
- In total NINE sites were considered as part of this draft plan

13

2012 Herefordshire Strategic Housing Land Assessment Map. The next graphic explains what the SHLAA report said



14

## Explaining the SHLAAA map

- The sites in yellow were judged by the SHLAA as having low or minor constraints and being achievable – they have therefore been assessed as part of this plan
- The sites in pink were judged by the SHLAA as having significant constraints – however 068/003 and 0/Well/001 were judged as achievable and have therefore been assessed as part of this plan
- None of the sites edged in outline (red) were judged by the SHLAA as having any potential and have not been examined as part of this plan
- Two of the ‘pink’ sites 006 and 007 judged as achievable as part of the SHLAA were resubmitted by the landowners at a different size and have been assessed as part of this plan at the smaller size

15

TO ENSURE ABSOLUTE TRANSPARENCY, PLANNING CONSULTANTS KIRKWELLS WERE ENGAGED BY THE PARISH COUNCIL TO MAKE SITE RECOMMENDATIONS USING A NATIONALLY-USED SCORING METHODOLOGY APPLIED TO THE SITES IN WELLINGTON.

*Only scoring issues relating to a rural neighbourhood were used with the addition of some specific local criteria for Wellington, such as distances from the shop and school.*

EACH SITE WAS VISITED, PHOTOGRAPHED AND A REPORT PRODUCED ON EACH LOCATION, IN LINE WITH HEREFORDSHIRE COUNCIL’S OWN SHLAA ASSESSMENT SYSTEM .THIS WAS DONE BY A KIRKWELL’S REPRESENTATIVE

Note: Cllr Langford was NOT involved in any of this process due to a declared pecuniary interest. Nigel Cooper also declared a non-pecuniary interest and was not involved in pertinent discussions.

16

This map shows the 9 sites which have been assessed for the draft plan. note red site outlines are indicative only and not to scale

- Add large map here

## SITE SCORING METHODOLOGY

- To see the basis of the scoring methodology applied you will find copies of the site assessment report around the room
- On pages 4 and 5 you will see the scoring system which was used across all sites and in each case, for the WHOLE site put forward
- The scoring was done totally independently by Kirkwells and not influenced by the NDP steering group

## THIS TABLE SHOWS THE RESULTS OF KIRKWELL'S SITE SCORING

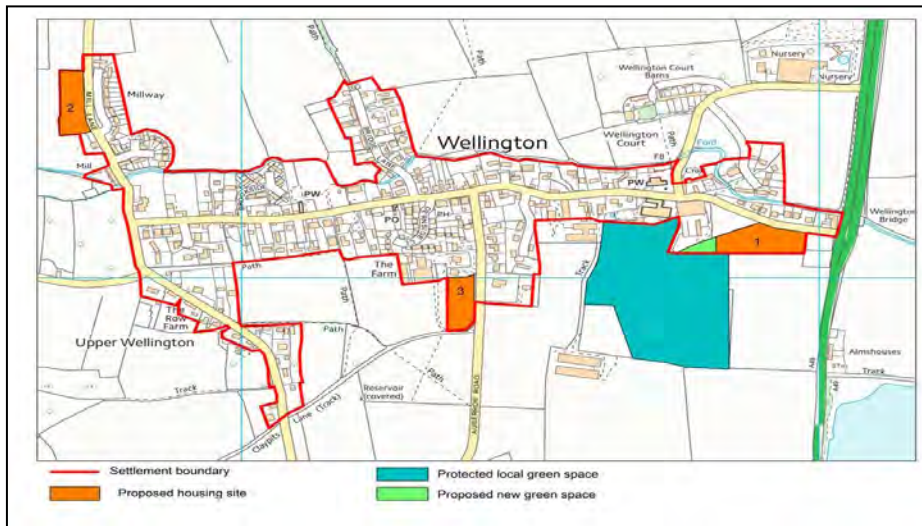
Site One – land adjacent to Watervilla      Site Two - Stocks House Farm      Site Three - South of Gatherstone  
 Site Four - land opposite Salerno, The Row      Site Five – land Adj to Cullins Auberrow      Site Six – South of Mill Cottage  
 Site Seven – land west of Graveyard      Site Eight – land adj to Long Orchard      Site Nine - Land opp Millway

	Existing built form	Brownfield or overfield	Agricultural land	Access	Accessibility to services	Proximity to school	Proximity to shop	Flood zone	Impact on village	Impact on landscape/ views	Suitability/ Constraints	Total	Potential Capacity
Site1	0	0	0	1	0	0	2	0	1	2	0	11	10
Site2	0	0	0	1	0	1	2	2	0	1	1	7	17
Site3	1	0	0	1	0	1	2	2	2	1	1	11	11
Site4	0	0	0	0	0	0	2	1	1	2	0	8	6
Site5	0	0	0	1	1	1	1	1	2	2	0	10	8
Site6	0	0	0	1	0	1	2	2	0	0	1	7	28
Site7	1	0	0	1	1	2	1	1	2	2	2	14	10
Site8	1	0	0	0	0	1	2	0	0	0	0	4	44
Site9	0	0	0	0	0	0	1	0	2	1	1	6	18

## Recommendation for development

- The map with the ORANGE areas shows the sites which gave the best scores, even where constraints exist.
- Dwelling capacity is calculated on 25 per Ha (65% of site developable)
- This is low but appropriate for the rural character of the area
- **NOTE: Site five scored highly but is a significant distance from the settlement boundary and in a location that has traffic issues – the de-restricted 60mph zone, brow of hill, narrow lane and bends – for that reason the Parish Council does not believe that this site should be recommended for development as part of this plan.**
- Red outline indicates a revised settlement boundary





## Recommendation for development

- Area One – formerly referred to as Site 7 (west of Graveyard) 1Ha with potential capacity was 16 dwellings (site now reduced to take account of allocation of green space) - **recommended capacity 12**
- Area Two – formerly referred to as Site 9 (opposite Millway) 0.9Ha (landowner has put forward a much larger site with capacity of 65 which encompasses this smaller site) – **recommended capacity 15**
- Area Three – formerly referred to as Site 3 (south of Gatherstone) 0.7Ha – potential capacity was 11 (site reduced for development of frontage only) – **recommended capacity 4**
- **Total new dwellings 31**

## What happens about ‘one-off’ applications?

- Where applications are received for infill/‘one off’ development they will be assessed against the Policies contained in the approved Neighbourhood Development Plan
- Proposals which are not in accordance with the NDP may be rejected
- Once approved the NDP will carry legal status with Herefordshire Council and will be used when judging the suitability of planning applications
- **POLICIES W1,2,3,4,5 and 6 from the draft plan are relevant to housing development – you will find print-outs of these policies on display in the room along with all the other formal policies**

## TARGETS & TIMING

**This draft plan recommends development of Area One (west of Graveyard) in the period 2015 – 2025 and Area Two (opp Millway) in the period 2026 – 2031**

**Area Three (for four houses) is recommended for development at any time**

## THE POTENTIAL FOR SELF-BUILD PLOTS

- **The draft NDP encourages variety:**
- Self-build can provide variety in house design, materials and occupancy
- Self-build can help attract young families; self-builders tend to stay in their homes longer providing local stability
- Self-build could boost local businesses through use of local trades-people
- Self-build provides freedom of choice – room sizes and layouts, energy management systems, use of ‘green’ energy sources etc

25

## HOW SELF-BUILD CAN WORK

- There are two ways self-build can work:
- 1:- find your own plot (often an in-fill) and ‘do it yourself’ with the aid of a builder; there are lots of examples like this in Wellington
- OR
- 2:- Buy a plot with service infrastructure ‘ready to go’ – this needs a landowner willing to sell land for self-build and the ability of interested parties to organise finance
- If you are interested in self-build fill in the appropriate question on the paper you were given when you came in so that its viability for Wellington can be assessed

26

## Defining ‘green space’ in a planning context

- 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.*
- **It is not appropriate in this context to try to protect farmland which is an integral part of Wellington particularly where it is within the conservation area which already provides protection.**

27

## WHAT GREEN SPACES & BUILDINGS SHOULD BE PROTECTED?

Much of Wellington is a conservation area which already provides a degree of protection.

The NDP Group suggests that the following green spaces should be protected in the Plan:

### **THE PLAYING FIELDS & AREA OF LAND DESIGNATED “RST5” in the UDP\***

*\* The UDP definition of RST5 is “land for new public recreational, amenity and open space uses and facilities”*

The Group suggests that the following buildings/facilities should be protected and re-use only permitted if alternative provision is made or evidence of lack of need produced:

- Shop/Post Office/Parish Room & Community Library
- Pub, Social Club and Community Centre/Hall
- Leisure and Sports Facilities
- Religious Buildings
- There are also 55 listed buildings & 1 scheduled monument (Churchyard Cross) detailed at the back of the draft plan
- **Policies W7 and W8 in the draft plan are relevant**

28

## WHAT SHOULD NEW BUILDINGS LOOK LIKE?

- The key issue arising from the Community Led Plan Questionnaire was that Wellington should retain its rural character.
- The Group has expanded on this to suggest design principles to preserve the character of Wellington, its Conservation Area and ensure that the design of development within the remaining Parish respects its surroundings.
- **These are outlined in Appendix 3 of the Draft Document and contained in Policies W4, W5 and W6.**
- **Policies W11 and W12 deal with design for Flood Resilience and to deal with surface water runoff.**

29

## HOW CAN THE EXISTING VILLAGE BE ENHANCED?

- **Policy W9** provides support for new or improved community facilities.
  - Subject to:
    - Location in or adjacent to the settlement boundary.
    - Accessible to walking and cycling.
    - Services can be integrated.
    - Impact of traffic satisfactorily mitigated.
    - No adverse effect on residential amenity.
- **Policy W10** covers New Communications Technologies
  - Infrastructure must be sympathetically designed and if necessary camouflaged.
  - All new developments will be required to make provision for new technologies.

30

## HOW CAN WE DEVELOP WELLINGTON AS AN ACTIVE, INCLUSIVE & ACCESSIBLE COMMUNITY

- **Policy W13** deals with Connectivity, supporting proposals which would improve linkages and accessibility within Wellington Parish and to areas beyond.
  - All proposals should include the following enhancements:
    - Public access and signage
    - New footpaths and cycleways
    - Linkages to wildlife corridors and provision of landscaping and planting.
  - **YOU WILL NOW FIND COPIES OF ALL THE FORMAL POLICIES DISPLAYED IN THE ROOM IF YOU WOULD LIKE TO READ THEM FOR YOURSELF!**

31

## POLICY W1 - SCALE OF NEW RESIDENTIAL DEVELOPMENT

Over the plan period, within the defined settlement boundary (Map 1), and/or on an allocated site (Map 2), proposals for new small scale housing development will only be permitted where it meets the following criteria::

- Reflects the size, role and function of the village and relates well to the existing layout of the village;
- Is in accordance with Policy W3 in terms of size, type and tenure.
- Gives priority to the development of suitable brownfield sites;
- 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
- Has a density of 25 dwellings per hectare or less;
- Does not result in a loss of protected open space
- Does not result in the loss of a community facility

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

32



## 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 16 new dwellings should be provided on site 1 (12 dwellings) and site 2 (4 dwellings); and

From 2026 to 2031 a maximum of 15 units should be provided on site 3.

13

## 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 one and two 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 three 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. Adequate storage must be provided in all new homes.

14

## POLICY W4 – PROTECTING HERITAGE ASSETS

All new development within the conservation area 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 2 – protected 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.

15

## POLICY W5 – GENERAL DESIGN PRINCIPLES

All new development will be expected to enhance to 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

16



#### **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 2;
- Protecting and enhancing areas of woodland.

#### **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.

44

#### **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

45

#### **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).

49

#### **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.

50

### 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.

41

### 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.

42

### W13 – CONNECTIVITY

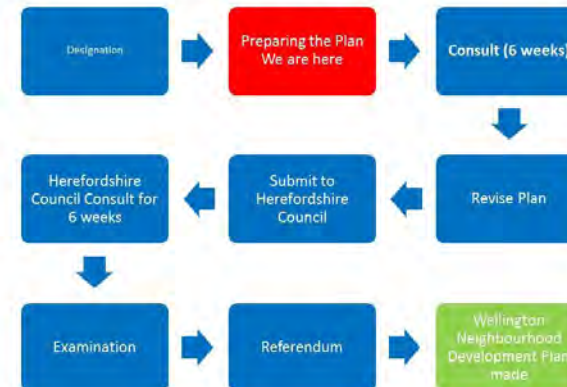
Proposals for improved linkages and accessibility within Wellington and to the areas beyond will be supported.

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.

43

### TIME SCALES



44

## WHAT HAPPENS NOW?

- Ask a member of the steering group if there is anything you would like clarified
- Use the paper you were given when you came in to provide us with your views – there is no need to give your name if you don't want to
- The Steering Group and Planning Consultants will read all the comments and if appropriate will make adjustments to the draft plan before its formal consultation
- You will have the chance to make comments direct to Herefordshire Council at that formal consultation stage

45

## THANK YOU FOR COMING ALONG TODAY!

- We hope you have found it informative!
- Remember that this informal consultation will be followed by a formal 6-week one later in the year organised by the Parish Council
- Herefordshire Council will also conduct a formal 6-week consultation when any changes have been made
- The ultimate decision as to the Plan's acceptance will be by a referendum (yes/no vote) which will be conducted by Herefordshire Council
- **THE SUCCESS OF THE PLAN DEPENDS ON ALL OUR PARISHIONERS!!**

46

## Informal Consultation - Letter delivered to residents

WELLINGTON PARISH COUNCIL  
NEIGHBOURHOOD DEVELOPMENT PLAN  
INFORMAL PUBLIC CONSULTATION

Fri March 13<sup>TH</sup> 4pm-8pm & Sat March 14<sup>th</sup> 11am – 4pm  
at WELLINGTON CHAPEL (near to shop)

Dear Wellington Parishioner

We're pleased to be able to show you the first draft of the Neighbourhood Development Plan which will be on display on the dates shown.

It sets out the parish housing proposals and associated infrastructure for the next 16 years, until 2031.

- ❖ Please come and see what is being proposed.
- ❖ There will be a display as well as copies of the documents.
- ❖ The Plan must reflect the wishes of the whole community so your participation is really important
- ❖ We'd like your comments, which can be anonymous if you prefer.
- ❖ You must be on the Wellington Parish electoral role to comment.
- ❖ Members of the Steering Group will be there to answer questions.
- ❖ Once comments have been considered, the draft plan will be finalised.
- ❖ There will then be a formal 6 week consultation.
- ❖ We look forward to seeing you there!
- ❖ Spread the word and encourage friends and neighbours to come.
- ❖ Refreshments will be provided.

*Issued by Wellington Parish Council, March 2015*



## Appendix IV Regulation 14 Public Consultation

### Screenshots of Websites

Wellington Parish Council

www.wellingtonparish.org.uk/news.html

Click here to see planning application (number 15/000).

This site is recommended for development of **15 homes in the Neighbourhood Development Plan**, about which you are currently being consulted.

### Neighbourhood Development Plan 2015 - 2031

Formal consultation (Regulation14) has now concluded on August 9th 2015. Every parishioner should have received a letter advising how to comment – if in doubt, ask a Parish Councillor. To read the full Draft Neighbourhood Development Plan and all associated documents including the presentation, please visit the wellington plan website <http://www.wellingtonplan.com>.

**THESE ARE THE FACTS ON NEW HOUSES:**

THREE sites are recommended for development in the plan period:-

- Opposite Millway - 15 homes
- Auberrow Road – 4 homes
- West of Graveyard – 12 homes

A total of 31 homes (plus any infill approvals that come forward).


### Balfour Beatty Living Places Update

Wellington (Queenswood) is very fortunate in having a great Locality Steward - Phil Pankhurst, who also covers Weobley and Sutton Walls. Through discussion with the Parish Council, Phil agrees a programme of work and reports progress through a monthly update to the Parish Council. This is a major step forward and the fruits of this new way of working are already most evident. These monthly updates can be viewed at the 'Parish Council

13:03  
08/09/2015

Wellington Parish Council Wellington Neighbourhood Development Plan

www.wellingtonplan.com



## THE WELLINGTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

has now been published for consultation by Wellington Parish Council and you will have received a letter by post informing you of this.

The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Parish Council following publication of the Community Led Parish Plan which helped identify the vision, objectives and key issues.

There was an informal public consultation on the first draft of the plan in March and some changes have been made and information added since that consultation. The Regulation 14 Consultation period ran for 6 weeks

13:03  
08/09/2015



Wellington Parish Council Wellington Neighbourhood Plan

www.wellingtonplan.com

There was an informal public consultation on the first draft of the plan in March and some changes have been made and information added since that consultation. The Regulation 14 Consultation period ran for 6 weeks from 29th June to 9th August 2015 and is now closed. The next stage will be Regulation 16 Consultation. Watch this space.

You can download the Plan and Associated Reports as follows: *(All open in a separate window)*

**Regulation 14 Consultation Draft Report [CLICK HERE](#)**  
**Environmental Report [CLICK HERE](#)**  
**Habitats Regulation Assessment Report [CLICK HERE](#)**

*Please consider whether you have a neighbour or friend without internet access who might appreciate sight of the Plan.*

**Hard copies of all Neighbourhood Plan Consultation documents can be viewed at the following locations:**

- Community Library (Parish Room) – open every Wednesday from 10am-12 noon, with a few copies available on loan.
- St Margaret’s Church – usually open during daylight hours. Please avoid service times and special events e.g. weddings.
- Wellington Chapel – when the Chapel is open for Worship or for coffee mornings.
- Wellington Inn – during licensing hours
- Wellington Delights – during shop opening hours
- Wellington Community Hall – when in use – if you do not belong to the group using the hall, please ask the group organiser for permission.
- Any Parish Councillor –by prior arrangement; contact details are on the notice boards and on the [Parish](#)

Windows taskbar: Fully charged (100%) 08/07/2015

Wellington Parish Council Wellington Neighbourhood Plan

www.wellingtonplan.com

Apps Imported From IE Town and Country P... Kirkwells | The Plann... Halifax - Online Ban... NatWest Personal B... Square Feet to Squa... MARIO Maps and R... Imported From Lapt...

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- Wellington Delights – during shop opening hours
- Wellington Community Hall – when in use – if you do not belong to the group using the hall, please ask the group organiser for permission.
- Any Parish Councillor –by prior arrangement; contact details are on the notice boards and on the [Parish Council Website](http://www.wellingtonparish.org.uk), www.wellingtonparish.org.uk.
- Any Neighbourhood Development Plan Steering Group Member - by prior arrangement; contact details are on the accompanying form.

If you would like to refer to a copy of the Community Led Plan which helped to form the local evidence for compilation of the NDP, please [CLICK HERE](#)

This site is listed in the [British Towns and Villages Encyclopaedia of Great Britain](#) and we can be found in the entry for [Wellington Herefordshire](#)

valid\_xhtml

A site of special social interest. [Click here to read our Privacy Policy](#) | © 2014 Wellington Parish Council | Last Updated 19 August 2015

Screenshot Added  
A screenshot was added to your Dropbox.

13:03  
08/09/2015



https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16

- ▶ [Marden](#)
- ▶ [Staunton on Wye](#)
- ▼ **Wellington**

Wellington Parish Council submitted their draft Neighbourhood Development Plan to Herefordshire Council on 30 June 2015.

View the draft plan and accompanying environmental reports below:

- [Wellington Neighbourhood Development Plan \(PDF\)](#)
- [Draft Strategic Environmental Report \(PDF\)](#)
- [Draft Habitats Regulations Assessment \(PDF\)](#)

The consultation ran from 29 June 2015 until 9 August 2015.

Please visit the [Wellington website](#) which contains details on the consultation and how to respond

- ▶ [Whitbourne](#)
- ▶ [Weston under Penyard](#)

https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16#30731

Sign up for alerts

13:21  
08/09/2015

## Letter sent to Consultation Bodies and local residents.

WELLINGTON PARISH COUNCIL  
c/o Mrs C Bucknell, Parish Clerk, 12 Cliveden Grove, Hereford HR4 0NE

June 2015

Dear Parishioner / Consultee

### Formal Public Consultation on the Wellington Draft Neighbourhood Development Plan

I am writing to advise you that the Wellington Draft Neighbourhood Development Plan has been published for consultation by Wellington Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Parish Council following publication of the Community Led Parish Plan which helped identify the vision, objections and key issues. There has also been an informal public consultation on the first draft of the plan; some changes have been made and information added since that consultation.

The consultation period runs for 6 weeks from 29th June to 9th August 2015.

Hard copies of all Neighbourhood Plan Consultation documents can be viewed at the following locations:

Community Library (Parish Room) – open every Wednesday from 10am-12 noon, with a few copies available on loan.

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Wellington Inn – during licensing hours

Wellington Delights – during shop opening hours

Wellington Community Hall – when in use – if you do not belong to the group using the hall, please ask the group organiser for permission.

Any Parish Councillor – by prior arrangement; contact details are on the notice boards.

Any Neighbourhood Development Plan Steering Group Member - by prior arrangement; contact details are on the accompanying form.

The documents can also be viewed and downloaded from [www.wellingtonplan.com](http://www.wellingtonplan.com) or via a link from [www.wellingtonparish.org.uk](http://www.wellingtonparish.org.uk). They are also available at [www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16](http://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16).

Two copies of a Representation Form are enclosed for comments – please read this carefully as only comments on official forms are accepted and the form gives details of what to do when you have completed it. All forms must be returned by 5pm on 9th August 2015.

Following the public consultation process on the Draft Neighbourhood Plan, the Plan will be amended as necessary and submitted to Herefordshire Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

more...

Herefordshire Council will then re-consult (known as Regulation 16), before the Plan is subjected to an examination by an Independent Examiner. Once any further amendments have been made the Plan will then be subjected to a local referendum, and then adopted by Herefordshire Council to determine planning applications in Wellington Parish. It will carry legal weight and as such is an important document on which we value your comments at both this stage and the next consultation stage.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours sincerely

Jenni Gowan  
Chairman, Wellington Parish Council

### List of Consultation Bodies

Groups	Contact Name	Organisation	Address1	Address2	Address3	Address4	Post Code
TS	Mrs M Lindsley	The Coal Authority	200 Lichfield Lane	Berry Hill	Mansfield	Nottingham	NG18 4RG
TS		The Gypsy Council	Springs Lane Caravan Park	Bickerton	Wetherby	North Yorkshire	LS22 5ND
TS	Lucy Blasdale	Homes and Communities Agency	5 St Phillips Place	Colmore Row	Birmingham		B3 2PW
TS	Peter Baines	Travellers Support Group	c/o Trefoil	Brinsop Common	Hereford		HR4 7AS
TS	Mr Charles Naylor	West Mercia Constabulary	Police Station	Bath Street	Hereford		HR1 2HT
TS	Les Vaughan	Central Networks (e-on)	Pegasus Business Park	Castle Donnington	Derbyshire		DE74 2TU
TS	Mr A Morgan	West Mercia Police	Hereford and Worc Fire and Rescue Service	Estate Services HQ	Hindlip Hall, PO Box 55	Worcester	WR3 8SP
TS		Midlands Architecture and Designed Environment	6 - 7 Newhall Square	Birmingham			B3 1RY
TS	SC George Marshall	Community Risk Manager - West District	Hereford Fire Station	St. Owen Street	Hereford		HR1 2JW
TS	Michael Vaughan	Arriva Trains Wales	St Marys House	47 Penarth Road	Cardiff		CF10 5DJ
TS	Mr P Huxtable	British Aggregates Association	10 Brookfields	Calver	Hope Valley	Derbyshire	S32 3XB
TS	Damien Holdstock/Robert Deanwood	AMEC Environment & Infrastructure UK Ltd	Gables House	Kenilworth Road	Leamington Spa	Warwickshire	CV32 6JX
TS	Ms J Greening	Department for Transport	Secretary of State	Great Minster House	33 Horseferry Road	London	SW1P 4DR
TS	Executive Coordinating Officer	The Marches LEP	Shirehall	Abbey Foregate	Shrewsbury		SY2 6ND

TS		Office of Rail Regulation	1 Kemble Street	City of London	City of Westminster		WC2B 4AN
TS		Police and Crime Commissioner	Home Office	2 Marsham Street	London		SW1P 4DF
TS	Mr P Bayliss	South Worcestershire Development Plan	Wychavon District Council	The Civic Centre	Queen Elizabeth Drive	Pershore	WR10 1PT
TS	Mr M Chu	London Midland	103 New Street	Birmingham			B2 4HQ
TS	Adam Harrison	CENTRO	16 Summer Lane	Birmingham			B19 1SD
TS	Mark Jones	NHS Property Services	Parkside House	Quinton Road	Coventry		CV1 2NJU
TS	David Rosling	NHS England	Wildwood	Wildwood Drive	Worcester		WR5 2LG
TS	Mr A Lee	2gether NHS Foundation Trust Headquarters	Rikenel	Montpellier	Gloucester		
TS	Matthew Todd-Jones/Ryan Norman	Dwr Cymru Welsh Water	Linea	Cardiff			CF3 0LT
TS	Kezia Taylerson	English Heritage	The Axis	10 Holiday Street	Birmingham		B1 1TG
TS	Mr Mark Davies/Mr G Irwin	Environment Agency	Planning Liaison	Hafren House	Welshpool Road	Shelton, Shrewsbury	SY3 8BB
TS	Mr S Quartermain	Department for Communities and Local Government	Zone 1/J2 Eland House	Bressenden Place	London		SW1E 5DU
TS	Malcolm Price	West Midlands Ambulance Service	Hereford Ambulance Station	Ross Road	Hereford		HR2 8BH
TS	Mr R Jordan/Mr S Bailey	Hereford & Worcester Fire Brigade	St Owen Street	Hereford			HR1 2JW
TS	Neil Doverty	Wye Valley NHS Trust	County Hospital	Hereford			HR7 2ER
TS	Stephen Williams	Highways Agency	The Cube	199 Wharfside Street	Birmingham		B1 1RN

TS	Mr M Abdullah	National Grid (Transco) replaced now by AMEC (LDF 315)	Network Strategy	Brick Kiln Street	Hinkley	Leicestershire	LE10 0NA
TS	Mr J Smith	RWE Npower Renewables Limited	Auckland House	Lydiard Fields	Great Western Way	Swindon	SN5 8ZT
TS	Mrs H Fleming	Natural England	Consultation Service 3rd Floor, Temple Point	Hornbeam House, Electra Way	Crewe Business Park	Crewe, Cheshire	CW1 6GJ
TS	Barbara Morgan	Network Rail (West)		Redcliffe Way	Bristol		BS1 6NL
TS	Mr C Field	Network Rail	3rd Floor	Bristol Temple Point	Redcliffe Way	Bristol	BS1 6NL
TS	Mr I Randle	Severn Trent Water Ltd	Job Control Manager	Sherbourne House	St Martin Road	Finham, Coventry	CV3 6PR
TS	John Berry	Sport England	Sport Park	3 Oakwood Drive	Loughborough		LE11 3QF
TS	Rachel Dixon	Balfour Beatty Drainage					
PC	Mr Richard Hewitt	Pyons Group Parish	Orchard View,	Brinshope	Wigmore	Leominster	HR6 9UR
PC	Ms Hazel Philpotts	Burghill Parish	Vine Yard	Bowley Lane	Bodenham	Hereford	HR1 3LF
PC	Mrs Lesley Hay	Moreton on Lugg	Bankcroft c/o Parish Liason Officer	Monkland		Leominster	HR6 9DB
PC	Mrs Alison Sutton	Marden		Plough Lane	PO Box 4 Sutton St	Hereford	HR4 0LE
PC	Mr Christopher Smith	Bodenham	Lambe Corner	Venns Green	Nicholas	Hereford	HR1 3DD
PC	Mrs Lesley Hay	Hope Under Dinmore	Bankcroft	Monkland		Leominster	HR6 9DB
PC	Mr Dawes	Dinmore	Dinmore Manor			Hereford	HR4 8EE
Charity	Mr Mike Hopkins	Wellington Charities	18 Orchard Green		Marden	Hereford	HR1 3ED
Charity	Christine Fletcher	Wellington Community	4 Derside Close		Wellington	Hereford	HR4

		Association					8BP
Other		Hereford & Worcester Chamber of Commerce					
Other		Campaign to Protect Rural England	c/o 19 Pine Grove	Sunningdale Estate	Knightwick	Worcestershire	WR6 5PP HR1
Other		Herefordshire Wildlife Trust	Lower House Farm	Ledbury Road	Tupsley	Hereford	1UT
Other		Woodland Trust					
School	Wendy Harrison	Wellington Primary School			Wellington	Herefordshire	HR4 8AZ
Religion	Rev Michael Cluett	Wellington Church	The Vicarage	Brookside	Canon Pyon		8NY
Religion	Ed McMillen	Wellington Chapel	9 Dernside Close		Wellington	Herefordshire	



**Wellington Submission Neighbourhood Development Plan  
Consultation Statement**

