

## WELLINGTON PARISH PLAN

**Report By: Chief Forward Planning Officer**

### Wards Affected

Wormsley Ridge

### Purpose

To consider the Wellington Parish Plan for adoption as interim supplementary planning guidance to the emerging Herefordshire Unitary Development Plan.

### Background

The Government's White Paper 'Our Countryside, the future' (2000) proposed that all rural communities should develop 'Town, Village and Parish Plans' to identify key facilities and services, to set out the problems that need to be tackled and to demonstrate how distinctive character and features could be preserved. Parish Plans form one of the four initiatives of the Vital Village programme. They should address the needs of the entire community and everyone in the parish should have an opportunity to take part in its preparation. Local Planning Authorities are encouraged to adopt the planning components of Parish Plans as supplementary planning guidance.

### Adoption by Herefordshire Council

Parish Plans will not have any statutory powers. They will however be a definitive statement about local character and issues. For a Parish Plan to be adopted as SPG, it must be consistent with planning policy and prepared in wide consultation with the community and interested parties. Only elements of Plans relevant to land use and development can be adopted as supplementary planning guidance.

Adoption will enable the Parish Council and local community to draw the attention of the Local Planning Authority and others to its context whenever it is pertinent to planning decisions within the village / parish. The Parish Plan will be used as a material consideration in the determination of planning applications and be of assistance at their earlier compilation and pre-application stages.

Given the publication of the Deposit Draft UDP, it is now more appropriate to consider, wherever possible, Parish Plans as SPG against the emerging UDP rather than existing local plans, where they are broadly consistent with the UDP policies and to adopt them as such. The adoption of Parish Plans as Supplementary Planning Guidance, albeit in interim form, will confirm their status in the Council's overall planning policy framework and is in line with Government and Countryside Agency guidance and UDP policy.

This parish plan is the fourth to be presented to Members for consideration as SPG.

## Wellington Parish Plan

The Wellington Parish Plan began in September 2002 and was subject to a variety of parish consultation. This included 'Planning for Real®', feedback meetings, a questionnaire delivered to every home in the parish and other public meetings. Overall around 40% of residents participated in the plan process. Drafts of this Plan have been forwarded to the Council's key contacts for comments to enable a final version which is now placed before Members.

The aim of the Plan is to identify the parish needs and provide a guide for future work and more detailed local information to aid planning decisions.

The planning elements of the Plan can be found primarily on pages 11 and 12. Two subjects generated the greatest interest, affordable housing for young people and families and the development of Chapel field. The Chapel field site was allocated within the South Herefordshire District Local Plan as a housing allocation, however this site is shown within the settlement boundary of Wellington in the UDP but not specifically as a housing allocation.

There is a general acceptance of a need for more affordable housing for local people in the village however there is opposition to further developments of large and expensive housing. A further site has been highlighted by the Parish to enable the delivery of affordable housing. An objection by the Parish Council has been made to the Deposit Draft UDP to this effect, which is confirmed as an action with the parish plan. The objection has been dealt with separately during the development plan process and an additional site has been proposed to assist the delivery of affordable housing in the Revised Deposit UDP. Notwithstanding this, the Parish Plan conforms with the emerging Unitary Development Plan and contains sufficient detail to be used as a material consideration in planning decisions and issues.

## RECOMMENDATION

**THAT It be recommended to the Cabinet Member (Environment) that the planning elements of the Wellington Parish Plan be adopted as interim Supplementary Planning Guidance as an expression of local distinctiveness and community participation.**

### Background paper

Wellington Parish Plan