

To HCC Planning Andrew Prior
Copy AONB Paul Esrich
Copy Liz Harvey

Planning application 172245 Land at Ledbury Road Wellington Heath 5 Houses outline

Dear Sir,

Wellington Heath Parish Councillors have no objection in principle to this outline planning application which is in accordance with our NDP, currently at Reg 14 stage. The site is however in the AONB and the details of the development will require careful consideration.

We would wish to see a right of way for pedestrians and cyclists along the access road and an extension at the south west corner for pedestrians and cyclists to join Ledbury Road. This would assist new residents of the development who wish to walk or cycle to the south, for instance to Ledbury and the railway station, as well as improving the safety of those who currently walk and cycle along Ledbury Road, southwards to Ledbury or northwards to the village hall. Our NDP describes an aspiration to create a safe walking and cycling route from Wellington Heath to Ledbury. The current development would benefit from this route and whilst it can make only a very minor contribution to this goal it is important to grasp this opportunity of progressing towards the long term objective of a safe cycling and walking route between Wellington Heath and Ledbury.

The area proposed for development is curiously restricted. When detailed plans are presented we would hope to see details including the landscape setting extending from the Ledbury Road and including all the existing field. A Landscape Sensitivity and Character Assessment was professionally prepared for the NDP <http://wellingtonheathpc.org/planning/landscape-assessment/> undertaken to inform the and should be consulted, particularly pages 61 to 64 (parcel 19) of appendix-e-lsca-summary-schedule. This concludes "The assessment concluded that the areas covered by designations had lower capacity than the rest of the parcel, and it was thus subdivided into two (19a and 19b). Visual sensitivity could be classified as Moderate due to current screening by mature trees, but if lost, visibility would be higher – parcel is in a prominent position on village ridgeline and west-facing slopes. Built development on west side of ridge is characteristically very scattered. This is an important feature of the edge of the AONB, as longer-distance views towards it from the west are of a sparsely-settled, densely-wooded ridge. This means that any new built form would have to be well below the tree line (bungalows or split-level, ideally), very well spaced and of very low density. Recommend restoration and management of eroded roadside hedge."

We would like to draw the attention of the applicant to the Malvern Hills AONB guidance on Building Design, AONB Highway Design Guide and Colour Guide. The site is in a very prominent position on the edge of the AONB so we look forward to high quality designs which make a positive contribution to local distinctiveness in accordance with AONB guidance.

C F Rozelaar
Chair of Wellington Heath parish council planning committee