

30 July 2017

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

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

Additional Information

Dear Sir,

This letter is in addition to our response dated 26 July 2017. Wellington Heath Parish Councillors and our NDP working group have recently reviewed the collective effect of recent planning applications and representations received regarding our NDP Reg 14 consultation.

There is a major imbalance in the size and hence likely cost of houses being proposed in all recent planning applications in Wellington Heath, in every case the proposed houses are larger and with more bedrooms than expected and no smaller houses have come forward.

This accelerates the trend of recent decades towards larger, less affordable houses, in the 2011 Census only 25% of dwellings in Wellington Heath were in council tax bands A to C whilst 64% were in bands E to G.

Our draft NDP is specific about this site and says "up to five 4-bedroomed or seven 3-bedroom houses or bungalows with associated large plots". The Landscape Assessment calls for "very well-spaced and of low density" which is consistent with the landowner's well known preference for 5 larger properties. Five 5 bedroom houses are proposed in the planning application which we might support for some but not all the houses since individual style and variety is an important local characteristic and low density is critically important this site.

The Core Strategy recognises the issue " 4.8.19 Housing affordability is a significant issue in rural Herefordshire. This situation is exacerbated by an existing housing mix that is heavily skewed towards higher value properties, together with demand from people moving to rural areas and restricted scope for new house building. As a result there is a need for market housing priced at a level that can be afforded by local people." Core Strategy policy RA2 clause 4 is especially relevant "Providing ----- They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand". We note that smaller houses and bungalows sell quickly in Wellington Heath whereas some other houses have been on the market for well over a year.

At this stage we would not wish to exclude the possibility of some smaller dwellings on this site, perhaps 3 large detached and 2 pairs of semi-detached.. This would not be inconsistent with feedback from parishioners in our NDP consultations.

C F Rozelaar
Chair of Wellington Heath parish council planning committee