

Wallington Neighbourhood Plan 2022-2031



Submission Version Neighbourhood Plan

June 2023

Presented by:

Rushden and Wallington Parish Council

Contents

1	ABOUT WALLINGTON	3
2	ABOUT THIS NEIGHBOURHOOD PLAN	5
	The Planning Policy Context	7
	Community engagement	8
	Sustainability of the Neighbourhood Plan.....	9
3	VISION AND OBJECTIVES	10
	Considerations for Wallington.....	10
	Vision for the Neighbourhood Plan	15
	Neighbourhood Plan Objectives	15
4	SPATIAL STRATEGY	16
	Policy W1: Location of development.....	16
5	HOUSING.....	20
	Policy W2: Meeting local housing needs	20
	Policy W3: Residential development within the built core	23
6	DESIGN, CHARACTER AND HERITAGE	26
	Policy W4: Reinforcing Wallington’s local character through design.....	26
	Policy W5: Heritage Assets in Wallington.....	30
	Policy W6: Design to mitigate climate change	34
	Policy W7: Locally Significant views.....	37
7	COUNTRYSIDE AND GREEN SPACE.....	41
	Policy W8: Green and blue Infrastructure, landscape features and biodiversity.....	41
	Policy W9: Local Green Spaces	45
8	RURAL ECONOMY	50
	Policy W10: Rural enterprise	50
9	IMPLEMENTATION AND PLAN REVIEW.....	52
10	INFRASTRUCTURE IMPROVEMENTS AND PROVISION	54

11	NON-POLICY ACTIONS.....	55
12	POLICIES MAPS	56
13	GLOSSARY	58
14	LIST OF EVIDENCE DOCUMENTS	61

APPENDIX A – Profile of the Neighbourhood Area

APPENDIX B – Criteria used to define the Built Core of Wallington village

APPENDIX C – Wallington Design Guidelines and Codes

APPENDIX D – Non-designated heritage assets

APPENDIX E – Detail of locally-significant views

APPENDIX F – Detail of Local Green Spaces

1 ABOUT WALLINGTON

- 1.1. Wallington is a small Hertfordshire village located approximately three miles to the east of Baldock and roughly equidistant from Stevenage to the south-west and Royston to the north-east. It shares a Parish Council with neighbouring village, Rushden, but remains a separate Parish with a unique character.
- 1.2. First recorded in the Domesday Book as 'Wallington', the village's wooded and sheltered surroundings have made it an ideal location for settlement since records began. The freshwater spring which still flows at the top of The Street, surrounded by a circular wall in Victorian times, has provided water to residents since the Bronze Age and there are several Roman sites nearby. The settlement evolved from a predominantly agricultural base and, at the time of the Domesday Survey, the land was divided into two manors. Evidence of manorial strip farming remains in the surrounding fields which continue to be worked by local farms today.
- 1.3. The 2011 Census recorded that the parish is home to approximately 150 residents living in 54 dwellings (the 1901 census population was 152 down from 274 in 1841). There is a village hall and playground, a church, and a small triangular village green with a well, and two further pond areas, one adjacent to the Street and the other (Carter or Parson's Pond) to the west of the Church. These shared spaces host a lively community scene, with a variety of activities and events taking place across the calendar. The village is well loved by its residents, most of whom are long-standing and many of whom participate actively in village events. Both homeowners and renters remain in the village longer than national averages.
- 1.4. It sits within some of the highest quality countryside in north Hertfordshire, comprising two landscape character areas: the Wallington Scarp slopes; and the Weston–Green End Plateau. Much of the parish is characterised by chalky boulder clay woodlands and meadows, which provide an important habitat for a wide range of species including the skylark, linnet and spotted flycatcher. The north-western part of the parish is characterised by shallow lime-rich soils over chalk and limestone. There is a distinct change in the landscape and to a large extent the countryside as a result of the change in soil type from the lime-rich loamy/clayey soils with impeded drainage to the shallow free draining very chalky soil.
- 1.5. The village is shielded against coalescence with Baldock by the Green Belt to the west and retains an unusually green and open character due to the low density of housing, and the number of green spaces within and around its borders. The Icknield Way Path passes through the village on its 110-mile journey from Ivinghoe Beacon in Buckinghamshire to Knettishall Heath in Suffolk. Local footpaths and bridleways retain an unusually quiet and peaceful nature and are greatly enjoyed by a large number of village residents and local neighbours alike.
- 1.6. The village retains a rich and varied tapestry of historic buildings and architecture: Historic England records 18 listed buildings in the neighbourhood plan area, plus the phone box. Its

church, the Church of St Mary, is a Grade II* listed building lying at the southern end of the village, built of local clunch and limestone. The earliest mention of the church is 1190 but the current building is largely of 14th- and 15th-century origin. Village residents include campanologists for the tower's six bells, five of which date from 1794, and organists. The village hall remains an active and lively focal point for village events throughout the year, with an attractive garden and playground area. The village boasts a wide range of architectural styles reflecting the changing composition of its residents through the ages.

1.7. The village has a place in the history of English literature as the author George Orwell (Eric Blair) lived in a small cottage at No. 2 Kits Lane, then known as The Stores, from 1936 to 1940. Although renting the cottage until 1946, his visits after 1940 were sporadic. Orwell believed that running the village shop allied to the publisher's advance he had received for *The Road to Wigan Pier* would provide a financial basis to enable him to get married. He duly did so, marrying his first wife, Eileen O'Shaughnessy, at the village church of St Mary in June 1936. A number of his well-known essays and novels were written in the village including *The Road to Wigan Pier*, *Homage to Catalonia*, and *Coming Up For Air*. The village is seen by many as a major influence on the setting for *Animal Farm* given that it possesses a Great Barn, and a Manor Farm, and the book having a named setting of 'Willingdon': similarly the rural section in his novel 1984 is very similar in depiction to Wallington and its surrounds.

1.8. Further information about the village can be found on the Parish Council website:
<https://rushdenandwallingtonpc.co.uk>.



Images show The Great Barn and the village centre

2 ABOUT THIS NEIGHBOURHOOD PLAN

- 2.1 This document is the Wallington Neighbourhood Plan (WNP) and relates to Wallington village and its rural surrounds, as shown in Figure 2.1. Rushden village, although within the parish boundary, is not included in the neighbourhood plan area.
- 2.2 North Hertfordshire District Council (NHDC), as the local planning authority, [designated the neighbourhood area on 22 April 2020](#). Once 'made' (adopted), the WNP will form one part of the development plan for this part of the parish over the period 2022 to 2031, the other part being the North Hertfordshire Local Plan 2011 to 2031 (adopted November 2022).
- 2.3 The WNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.4 The WNP provides guidance to any interested parties wishing to submit planning applications for development within the neighbourhood area. The process of producing the Plan has involved the community as widely as possible. The Neighbourhood Plan Working Group has comprised up to 12 volunteers at any one time, representing almost 8% of the population of the village. In consultation with the wider community, they have put together a vision for the future of the neighbourhood area and set out how that vision will be realised through planning land use and development change over the plan period.
- 2.5 Each section of the WNP covers a different topic. Under each heading there is a justification for the policy presented, which provides the necessary understanding about what it is seeking to achieve. The policies themselves are presented in the **green** boxes. It is these policies against which planning applications will be assessed. It is advisable therefore, that to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the WNP.
- 2.6 In addition to the policies, the Plan identifies local needs and community aspirations that whilst not met through the planning system, are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations. The WNP also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

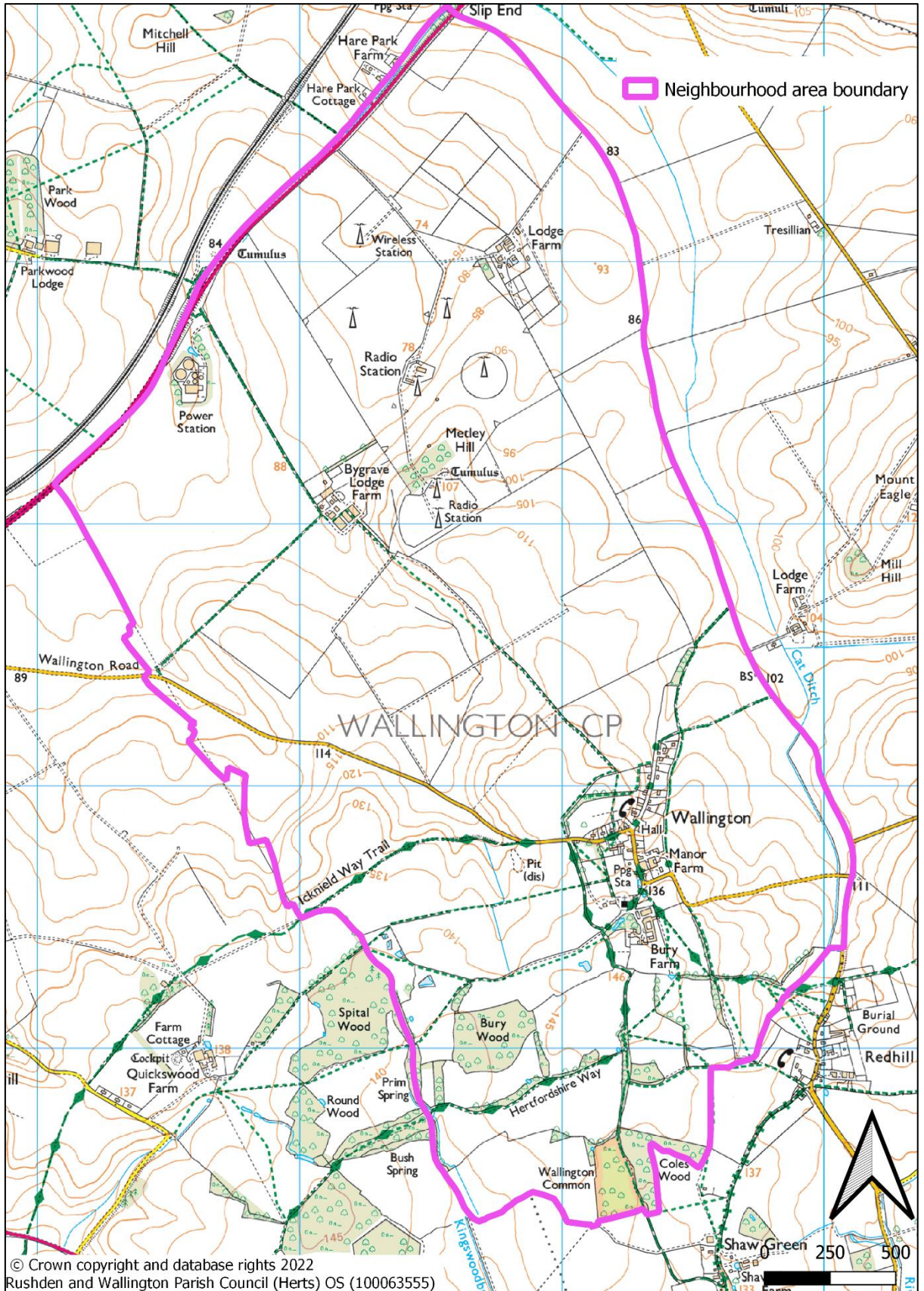


Figure 2.1: Wallington Neighbourhood Plan designated area

The Planning Policy Context

National Planning Policy

- 2.7 The WNP has been prepared in accordance with the NPPF (most recently revised in July 2021). Paragraphs 29 and 30 state:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.

Local Planning Policy

- 2.8 The WNP must be in general conformity with the strategic policies (which are denoted as ‘SP’ in the Local Plan) of the adopted development plan, which comprises:

- North Hertfordshire Local Plan 2011 to 2031 (adopted November 2022)
- [The Waste Site Allocations Development Plan Document 2011-2026](#) (adopted July 2014)
- [The Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026](#) (adopted November 2012)
- [The Minerals Local Plan 2002-2016](#) (adopted March 2007)
- Made Neighbourhood Plans in the District

- 2.9 The adopted documents are also supported by the following Supplementary Planning Documents:

- The Employment Land Areas of Search Supplementary Planning Document (adopted November 2015)
- The Minerals Consultation Areas Supplementary Planning Document (adopted November 2007)

- 2.10 Policy SP2 (Settlement Hierarchy and Spatial Distribution) of the Local Plan seeks to deliver at least 13,000 net new homes across the District over the period 2011 to 2031. Approximately 80% of housing delivery is proposed to be focussed to the larger settlements, 13% to villages identified for growth, and the remainder to smaller villages (including Wallington).

2.11 Wallington is classified as a Category B village in the Local Plan, where limited infilling development, which does not extend the built core of the village, will be supported. This is a new categorisation for Wallington and the implications of this on housing development in the village are not yet known. A [statement by NHDC](#) about how the smaller villages have been categorised was prepared for the Local Plan examination. It is one of the reasons why this neighbourhood plan is essential at this time. There are no sites allocated in the emerging local plan for Wallington. Two new homes have been built or granted planning permission since 2011.

Community engagement

2.12 The WNP Working Group has developed the Plan through extensive engagement with the community. Discussions with NHDC have taken place on each of the topic areas covered by the Plan. In addition, communication with the neighbouring ward has taken place as some of the policies could impact on these areas.

2.13 A Consultation Statement is presented alongside the Submission Version Neighbourhood Plan document, with the main activities summarised in Table 2.1.

Table 2.1: Summary of engagement activity

Date	Milestone	Key activities
2020	Parish Council decides to undertake a neighbourhood plan Develop draft vision and objectives Community engagement to gather feedback on vision and objectives and evidence on each topic	<ul style="list-style-type: none"> Neighbourhood Area designated Neighbourhood Plan Working Group formed Working Group formed, with meetings planned every 4-6 weeks Provisional topic areas considered and draft vision and objectives developed Local exhibition to launch the plan Postcard delivered to all households to gain views on the future of Wallington
2020 to 2021	Developing robust evidence base on the topics Further local consultation	<ul style="list-style-type: none"> Commission Local Housing Needs Assessment to understand the type of housing needed locally Commission Design Codes work to provide assessment of local character Devise and undertake Local Housing Needs Survey to understand the wish for type of housing locally First of several planned village walks to see environment first hand Local housing and Green spaces surveys Face-to-face meetings with local groups and interested parties where necessary Various updates provided via Village newsletters, social media etc. Initial drafting of plan and policies

2022 to 2023	<p>Developing and testing the options</p> <p>Regulation 14 Consultation</p> <p>Finalising the Plan – to be completed</p>	<ul style="list-style-type: none"> • Feedback from the community on the Informal Draft plan including refined vision, objectives and emerging policies • Feedback sought from NHDC to amend plan in readiness for Regulation 14 <ul style="list-style-type: none"> • Plan finalised following feedback from the community • Statutory period of consultation undertaken • Village consultation events • Responses and amending the Plan <ul style="list-style-type: none"> • Submission of Plan to NHDC • Regulation 16 Consultation • Examination • Referendum
--------------	--	---



The village fete

Sustainability of the Neighbourhood Plan

- 2.14 The WNP has been screened to determine whether a Strategic Environmental Assessment (SEA) and or Habitats Regulations Assessment (HRA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency between March and April 2022. The screening has concluded that the Wallington Neighbourhood Plan is unlikely to result in significant environmental effects and therefore does not require an SEA or an HRA.
- 2.15 A copy of the Screening Determination letter and statement is included in the evidence base for the WNP.

3 VISION AND OBJECTIVES

Considerations for Wallington

- 3.1 Appendix A provides a profile of the parish with data drawn from the 2011 census and, where possible, the 2021 census.
- 3.2 In 2021 Wallington village residents were invited to take part in a Local Green Spaces and Conservation Study, and a Local Housing Survey. The Survey sought to identify what, in the view of the village's residents, were its most valued features and any opportunities for improvement and was seen as an important component of the neighbourhood plan's evolution. The Housing Survey was limited to one response per household and had 26 respondents, which represents 43% of households within the central plan area. The survey design asked residents to give quantifiable answers regarding the suitability, or necessity, of each housing option, whilst deliberately not compelling them to make an alternative choice between options. Quantification and conclusions should be viewed with this in mind. This approach was designed to provide respondents with more options and flexibility, encouraging inclusivity and engagement. The key points from the Survey provide an excellent base to introduce the Neighbourhood Plan Vision and Objectives:

Surroundings and tranquillity

- 3.3 In the opinion of Survey respondents, the most valued features of the village are its rural setting followed jointly by the peace and quiet and rural walks, footpaths and bridleways. These three features were highlighted as very important to the character of the village by 96% and 88.6% of respondents respectively.
- 3.4 The village retains an unusually green and open character due to its small scale, low density of housing and open views to surrounding countryside. This proportion of green spaces within the village was considered important by 96% of survey respondents. Local walks, footpaths and bridleways are also highly valued but remain quiet and uncongested, supporting a wide variety of flora and fauna. The low levels of traffic and lack of street lighting were cited by many as worth safeguarding.
- 3.5 Most of the village has designated Conservation status and additionally several significant spaces within it are designated as Significant Green Spaces within the Conservation Area Statement. Such designations are a fundamental in protecting the tranquillity of the village overall.

New housing

- 3.6 The Housing Survey asked residents about the nature of any new development over the coming fifteen years which they felt would be reasonable. The responses are summarised below.
- 3.7 **Number:** The Survey asked how many new houses respondents felt would be reasonable. 50% of respondents felt that between 6 and 10 new dwellings would be reasonable and 31% responded that 5 houses or less would be reasonable. Combining these two with the 8% who thought that no new housing should be built, the majority of respondents (81%) feel that the

number of new properties should not exceed 10. This equates to an increase of 16% of the current housing stock of Wallington.

- 3.8 **Location:** The Survey also asked where any development should be located. On this point there was a strong consensus with 80% of respondents believing that the conversion or replacement of existing buildings such as redundant farm buildings within the village was potentially suitable. A substantial portion of the land within the village is occupied by redundant farm buildings (Manor and Bury Farmyards) which, if developed, would provide more than enough space for up to ten new properties which is commensurate with the number identified in the survey.
- 3.9 **Type:** One of the key issues for respondents to the Survey was the shortage of more affordable and smaller homes within the village. Smaller homes are popular amongst people wishing to downsize as well as those looking to move in with a starter home. 57% of respondents felt that the village should prioritise more affordable housing. There was commensurate support for smaller houses of one, two or three bedrooms (69% support for 2 bedrooms, 45% for one-bedroom and 81% for three-bedroom houses). In terms of housing type, the response was more mixed with support for semi-detached (87%), terraced cottage (66%) and detached houses (62%). A lack of affordable housing and high levels of under-occupancy are not uncommon within rural villages. Wallington has a high proportion of long-term residents. 44% of village households have resided within it for more than thirty years. Although some existing properties have been improved and extended housing supply is very limited with no new residences built this century. Turnover of owner-occupied properties is low with only nine transactions in the last decade. Such factors directly influence house prices which are higher than those of neighbouring higher density residential areas such as Baldock and can be a limiting factor for people looking to move in.
- 3.10 **Tenure:** The central village has two rented social housing homes and a relatively high proportion of privately rented accommodation, accounting for 13 homes in total or 24% of the 54 homes within the built core: 10 of the 13 are rented by the major landowner. Including Bygrave Lodge Farm area, private rentals increase to 16. The Survey identified broad support for either owner occupied (69% of respondents said “definitely suitable”) or rental properties (48% said “definitely suitable”). Private rental could represent an opportunity for lower cost entry into the village.
- 3.11 **Style:** The Survey asked what style any new buildings should be and the preferred options were those which echoed existing local buildings, both traditional local rural styles (77% support).

Residents’ age profile

- 3.12 Many smaller rural villages have an older than average population. Nationally, 30% of residents within areas categorised as “Rural and Dispersed in a sparse setting” are aged 65 and over (Source: Statistical Digest of Rural England, Department of Environment Food and Rural Affairs, 29th October 2021). There are a number of factors which contribute to this nationally including
- a) a lack of family-friendly facilities like schools, social and leisure facilities and entertainment;
 - b) a lack of affordable starter homes.
- 3.13 Wallington also has an older than average population and this may be reflected in the support among Survey respondents for bungalows (54% of respondents said “definitely or possibly

needed”) and more accessible housing for down-sizing (49% respondents). 40% of respondents expect to downsize over the coming fifteen years and 12% of respondents expect to move to retirement homes in the coming fifteen years.

3.14 There is a strong desire among residents to see more children and families within the village with 61% of respondents prioritising this need. The desire to attract young families to the village may have influenced the view that 3-bedroom houses are the preferred size (81% saying “definitely or possibly needed”), and semi-detached houses the preferred size (87% said “definitely or possibly needed”).

3.15 Although there are only two families that have had children in the village, it is encouraging to note that in the period since the 2011 census, four of the nine owner-occupied properties to change hands were sold to families with children. Including property transactions soon to complete and tenants, the village expects to have about fifteen children, representing 19% of the number of households in the village core.

Local services

3.16 68% of Survey respondents believed that improved local services are needed. This was the most common response to the question of what would make Wallington better. There are several points to note here:

- Public transport - the lack of public transport has been an obstacle for elderly and young adult residents. However, the recently launched HertsLynx on-demand bus service may go some way to alleviate this issue should the existing pilot scheme move to a permanent service.
- Drainage - poor drainage of surface water within and around the village after periods of heavy rainfall causes significant concern and disruption on a regular basis. Roads flood, underground pipes and roadside drains block and roadside ditches overflow despite regular cleaning. This impacts domestic drains and sewage systems that suffer similar problems.
- Electricity - mains electricity is supplied to all residential and public buildings. Being at the end of a distribution line the village is more susceptible to power cuts than some other areas. It is the only service provided to the church; in the listings of other services below none of these applies to the church.
- Water - mains water is available to all properties
- Sewage - mains sewage is supplied to most properties. Of the remainder, some chose not to be connected when mains sewage came to the village, others were not offered connection as they were too far from the sewers installed. These properties have septic tanks.
- Gas - there is no mains gas in the village. A few properties have calor gas tanks for central heating, a few have bottled gas for cooking.
- Oil (kerosene) - most properties use kerosene for central heating, held in oil tanks. See discussion below on heating.

- Telephone Fibre - fibre to the premises (fttp) is available for all properties although not all may be connected. This can provide both telephone and broadband connectivity. When there is a power cut these services are not available.
- Telephone copper - a few properties still have a copper wire connection to the exchange; this connection still works when there is a power cut. This facility is likely to be withdrawn within the timescale covered by the plan.
- Mobile telephone - the mobile telephone reception in the village is very poor, especially at the north end of the village. Smart phones with wifi calling help to mitigate some of the problems but see the discussion below on mobile signals.

3.17 These issues should be factored into consideration of the feasibility and impact of any development plans.

Road traffic

3.18 New residential or, in particular, commercial developments are likely to bring greater volumes of traffic within the village and this was the number one concern of Survey respondents with respect to road traffic. A further 23% of Survey respondents felt that improvements to car parking are required. Roads within, to and from the village are all single carriageway in part and the only pedestrian pavement is outside one property, The Plough. They are regularly used by heavy farm equipment, although the volume of such has decreased in recent years as a consequence of much farm operations being transferred to Bygrave Lodge Farm, and as a 'short-cut' when the nearby A505 is closed. The main street in the village is a dead end to the North and parked vehicles can block streets off entirely. The speed limit within the village has recently been reduced to 20 miles per hour but traffic volumes, speed and flow clearly remain high priorities for residents. This must be factored into consideration of the feasibility and impact of any development plans.

Local businesses

3.19 In response to the Survey's questioning what kind of business units might be suitable within the village, respondents had a clear preference for Artisan Workshops (77% support). 44% of respondents believed that Rentable Shared Office and Meeting Space might also be suitable.

Sense of community and social events

3.20 Respondents to the Survey demonstrated that the village's Supportive Sense of Community and its Community and Social Events are among its most appreciated features (100% and 88% of respondents respectively said "very or fairly important"). The Village has few facilities for community events but those it does have are highly valued and well used.

3.21 Most events take place at the Village Hall which is rented out for children's parties, coffee mornings, group fitness activities and hobbies. It also hosts a monthly Pub Night in which residents rotate Publican duties. There are regular screenings of film nights and major sporting or social events using the Hall's modern multimedia system. The Hall also has an adjoining garden and playground area that is used for community BBQs in the summer with the playground used by the children and grandchildren of both residents and non-residents alike.

Some of these activities were curtailed during Covid-19 related restrictions but have since resumed.

3.22 In the heart of the village is Manor Farmyard, which is acknowledged as a setting for George Orwell's famous work, 'Animal Farm'. Manor Barn plays host to an annual Barn Dance/ Band Night which attracts people from all around.

3.23 To the South is the village Well Pond, a tranquil, historic area, the home of the spring whose water supply created the conditions for early settlers to live in Wallington and which was bordered with a brick enclosure by the Victorians. It offers seating for walkers (and others) to sit enjoy a picnic and the wildlife. Nearby St Mary's Church provides another focal point for walkers and other visitors as well as being a regular place of worship. The Church is home to a George Orwell display and attracts many visitors as the location of Orwell's first wedding. It has an active bell-ringing group, hosts events such as the most recent village fete and coffee mornings and has some interesting historical features such as the original craftsmen's insignia in the stonework. Some villagers are active cricketers, and although there are no suitable facilities in the parish itself, the Sandon Sports Club in the adjacent parish includes the Cricket Club and Pavilion which serves Sandon, Rushden and Wallington.

Vision for the Neighbourhood Plan

3.24 In consultation with the community, the vision for Wallington up to 2031 is:

The purpose of this plan is to protect the character of Wallington and enhance the community as this small rural village evolves. We aim to maintain an attractive environment for the evolving lifetime requirements of individuals and families, whilst preparing for future challenges. We intend to maintain a sympathetic mix of building styles, interspersed with green spaces. Opportunities will be sought to facilitate appropriate, small-scale economic activity.

Neighbourhood Plan Objectives

Objective 1: Preserving the beautiful natural setting of the village, maximising biodiversity and safeguarding valued green spaces in the village.

Objective 2: Reinforcing the distinctive character of the village, by safeguarding local heritage assets and setting out locally-specific, sustainable design principles for developments.

Objective 3: Supporting village life through the safeguarding of community assets and facilities and encouraging participation in village activities.

Objective 4: Supporting the provision of limited infill housing where it meet local needs.

Objective 5: Supporting opportunities for economic activity locally that can be achieved sympathetically to the village, for instance home-working and farm diversification.

4 SPATIAL STRATEGY

Policy W1: Location of development

Purpose

- 4.1. Wallington is classified by NHDC as a category B village, which means that limited infilling development, which does not extend the built core of the village, will be allowed. The Local Plan does not define the extent of the built core for Wallington, therefore Policy W1 provides a definition and boundary for this. It should be noted that development can occur beyond the built core area, where it is an appropriate use within the countryside, as supported either by national or local policies. Policy W1 also seeks to ensure that proposals make the best use of suitable brownfield land, where available, before greenfield land is released for development.

Justification

- 4.2. Most of the neighbourhood area is classed, within strategic policy, as “Rural Area beyond the Green Belt”, except for a small area on the western edge, which is within the Green Belt. The area falls within two landscape character areas, identified in the [North Herts and Stevenage Landscape Character Assessment](#) and shown on Figure 4.1. These provide guidance on capacity for development in the area:
- i. The Wallington Scarp Slopes (Area 223), covering the north of the area and to the east of the village: Large-scale development (>5ha) is considered inappropriate given the isolated landscape. Smaller development (<5ha) would also be difficult to accommodate on the steeply sloping, undulating landscape. Landscape capacity for even small urban extensions is therefore considered to be low.
 - ii. Weston-Green End Plateau (Area 222), covering most of the village and land to the west and south: Large-scale development (>5ha) is considered inappropriate given the rural and small-scale nature of the existing settlement. Smaller development – infill could be considered appropriate but must be carefully designed in order to complement the existing character and to avoid erosion of the important green and open spaces that contribute to landscape character.
- 4.3. NHDC’s Local Plan uplifts Wallington village’s classification in the settlement hierarchy to a Category B village. This means that limited infill development, that does not extend the built core of the village, would be permitted. The Local Plan does not, however, define the extent of what is meant by the built core. It suggests that whilst it should be possible to assess on a case-by-case basis whether a site is within the built core, this is something that communities may wish to explore and define through their neighbourhood plan.
- 4.4. The built core, or village envelope as it is sometimes referred to, is essentially a line that is drawn on a plan around a village, which reflects its built form. It is used as a policy tool to define the area where a set of plan policies are to be applied. There are many advantages to defining the built core including to:
- clearly demark the settlement from open countryside;
 - ensure a more plan-led and controlled approach to future housing growth;

- protect the countryside from unnecessary development and prevent ribbon development;
- enable a co-ordinated and consistent approach for refusing planning applications, which are unacceptable in planning terms;
- allow for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies; and
- allow the development of small sites which cannot be identified as allocations.

4.5. Policy W1 defines the built core of Wallington. The criteria used to define the boundary is included in Appendix B, along with a commentary. The boundary itself is shown on Figures 4.1 and 4.2 (inset).

Infilling within the built core boundary is considered acceptable where it is in conformity with the policies of the Local Plan and this Neighbourhood Plan. Existing brownfield and farmyard sites present a preferred source of development land. It should be noted that land at Bygrave Lodge Farm, Baldock, is a waste management facility (anaerobic digestion) that falls within the neighbourhood area and which is safeguarded by Policy 5 (Safeguarding of Sites) of the adopted Waste Local Plan. Any proposals which come forward within the vicinity of this facility must accommodate the existing facility and ensure that development does not prevent or prejudice the operation of the facility.

POLICY W1: LOCATION OF DEVELOPMENT

- A. Development proposals in the Wallington Neighbourhood Area shall be focused within the built core of the village, as defined in Figures 4.1 and 4.2, and in accordance with Policy W3 (Residential development within the built core).**
- B. Development proposals outside the built core of the village will only be supported where:**
- i. it is in accordance with the development plan policies on appropriate uses in the countryside;**
 - ii. it does not negatively impact the important green spaces that contribute to landscape character, as set out in Policy W4, or the Local Green Spaces identified in Policy W8, or the locally significant views, as set out in Policy W7;**
 - iii. it brings redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into optimal beneficial use in a manner that does not cause harm in terms of additional traffic;**
 - iv. it relates to necessary utility infrastructure;**
- C. Proposals should make the best use of suitable brownfield and farmyard land, where available, before greenfield land adjacent to or beyond the built core is released.**

Conformity reference: NP Objective: 1, 2; NHDC Local Plan (2022): SP1, SP2, SP5, SP8; NPPF: 11, 13, 29, 60, 69, 70, 78, 79, 80, 84, 85, 93, 119-121, 147-151

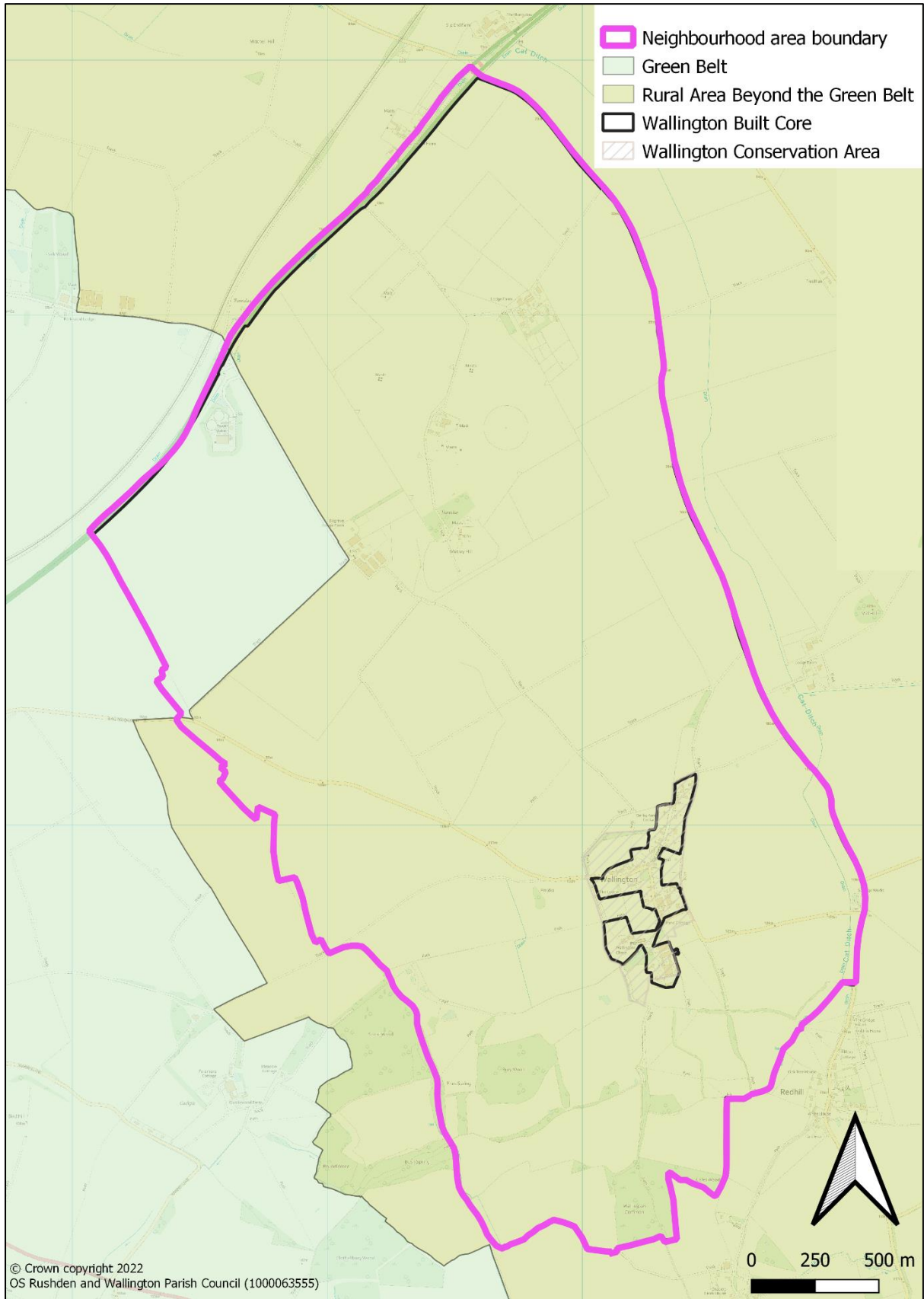


Figure 4.1: Built core of Wallington

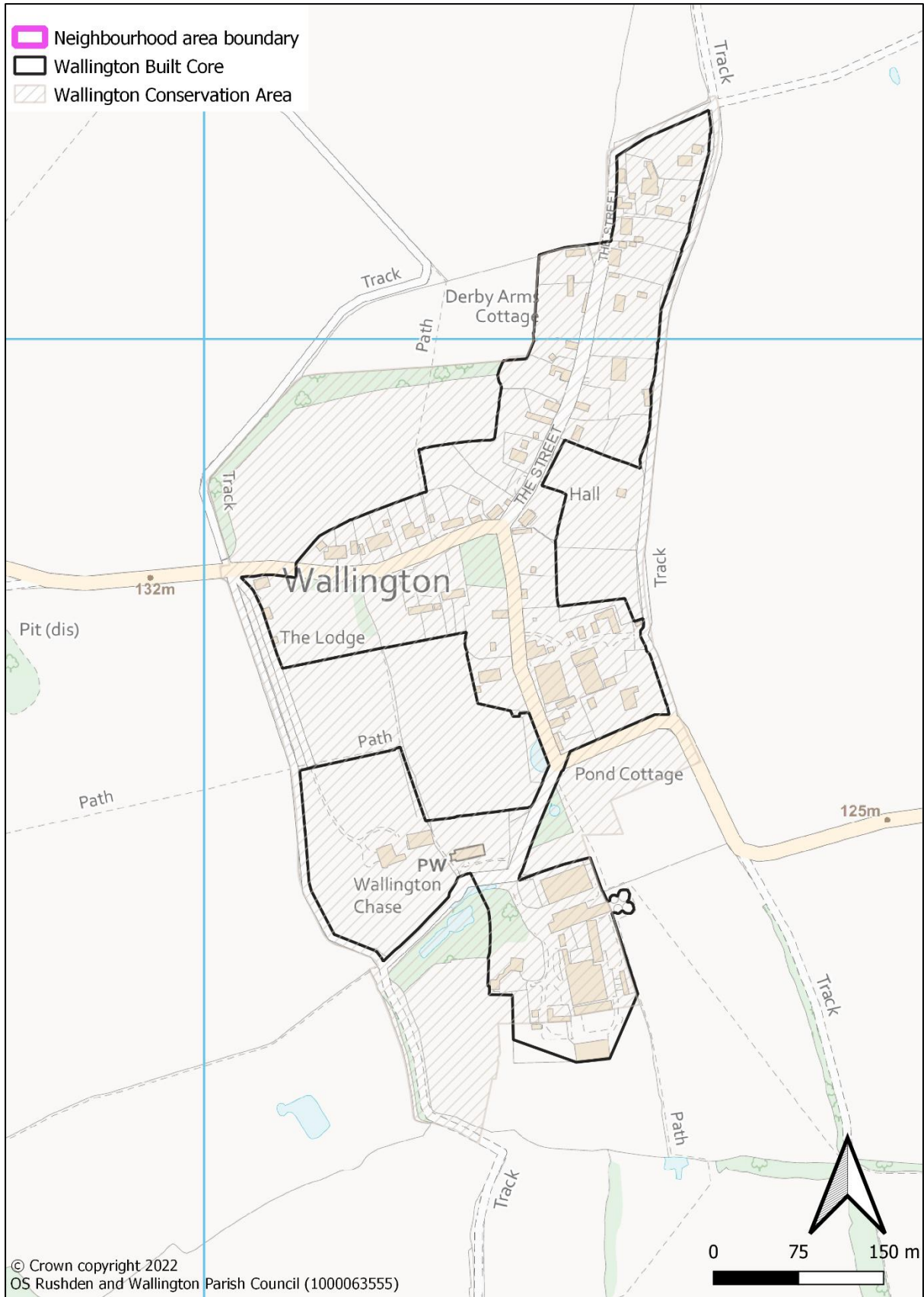


Figure 4.2: Built core of Wallington (inset)

5 HOUSING

Policy W2: Meeting local housing needs

Purpose

- 5.1. This policy seeks to influence the type and tenure of any new housing development in Wallington, in order that it meets the needs of local people as evidenced through the local housing needs assessment and survey.

Justification

- 5.2. Wallington currently comprises 61 dwellings and is home to approximately 150 residents. There are 44 dwellings located within the built core. The age profile of the community is significantly older than that of North Hertfordshire district and the wider region: between 2001 and 2011, the number of residents aged 65 and over rose by 32% (19 residents in 2001 and 25 residents in 2011) compared to 17% across the district. Furthermore, the numbers of residents aged 45 to 64 formed a substantial part of the population in 2011 when compared to the district. Ten years on, many of these residents will now fall within the older bracket or be approaching it, adding to the older demographic.
- 5.3. Conversely, the number of children aged 15 and under fell significantly between 2001 and 2011, although in more recent years, there have been at least four new families with young children who would fall into the 15 and under age category moving to the area.
- 5.4. The number of older teenagers and young adults is fairly high in the parish, compared with wider geographies, suggesting that children are remaining at home for longer. This is not necessarily unusual, [as demonstrated in research](#), however for those wishing to stay local, there are clearly few opportunities for young people in this bracket to buy or rent locally.
- 5.5. 66% of dwellings have at least two spare bedrooms. This is significantly higher than for the district and wider region, but is perhaps not surprising given the number of larger properties in the parish compared to smaller ones and the propensity for many people to stay in the village.
- 5.6. Data from the 2011 Census, taken together with the findings of both the top-down Housing Needs Assessment and locally driven Local Housing Survey, point to the need for any new infill housing in the village to prioritise the following needs:
 - i. Smaller properties to enable older people to downsize locally if they wish, or for those starting out on the housing ladder. This would free up larger houses for existing or new families to fully occupy. Providing opportunities to downsize was supported by 50% of residents in the Local Housing Survey.
 - ii. More affordable properties, both for sale and to rent, to attract those starting out on the ladder. This would introduce a younger age group to the village, which in turn will help the

sustain the vitality of Wallington. The Local Housing survey demonstrated support for more younger families to be attracted to the village (61%).

- 5.7. It is noted that in the context of being a Category B village, it is likely that any new development is likely to be small-scale and fall beneath the threshold requiring affordable homes to be delivered. Nevertheless, there may be instances of developers wishing to bring forward affordable homes, including through a rural exception site, and Policy W2 provides the detail of what should be prioritised to meet the local needs of the neighbourhood area.
- 5.8. **First Homes** - In June 2021 the Government introduced a policy requiring 25% of affordable housing provided to be First Homes. These are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- a. must be discounted by a minimum of 30% against the market value;
 - b. are sold to a person or persons meeting the First Homes eligibility criteria (see below);
 - c. on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 - d. after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 5.9. First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 5.10. NHDC advise that given the timing of the introduction of First Homes, the adopted Local Plan does not account for First Homes in its housing policies. The housing policies contained in the Local Plan have been developed in line with the associated evidence base, which includes the Strategic Housing Market Assessment undertaken in 2016. The Council is currently in the process of updating its Strategic Housing Market Assessment Volume II to include the implications of First Homes. Once complete, this evidence base document will inform the approach to First Homes when determining planning applications.
- 5.11. Under transitional arrangements, once the Council has an up to date adopted Local Plan, there is not an automatic need to reflect the requirement for First Homes when considering planning applications. The Council will not normally support the provision of First Homes as part of the affordable housing mix. Nonetheless, the Council do recognise that National Planning Practice Guidance recommends a flexible approach to the delivery of First Homes and, on occasion, there may be specific circumstances where it is necessary to consider their inclusion as an affordable housing product. The appropriateness of any First Homes will be considered on a case-by-case basis, where the overall proportion of affordable housing that can be achieved on site will not be adversely affected and the Local Plan requirement for 65%

of affordable homes for rent is met. Further information is contained in the [Developer Contributions Supplementary Planning Document](#) (January 2023).

POLICY W2: MEETING LOCAL HOUSING NEEDS

- A. All new residential development within Wallington must provide a quantity of affordable housing in line with the requirements contained within the North Hertfordshire Local Plan. Affordable homes should be well integrated with market housing.**
- B. The mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability considerations, assist in meeting the needs identified in the most recently available Wallington Local Housing Needs Assessment. Proposals that will deliver smaller one-, two-, and three-bedroom dwellings, to address the needs of single people, young couples, smaller families and the elderly will be supported, and in accordance with Policy W4 (Reinforcing Wallington’s Local Character through Design) of this Neighbourhood Plan.**
- C. Subject to the other policies of this plan, proposals for community-led housing projects including self-build and co-operative housing will be supported.**

Conformity reference: NP Objective: 4; Local Plan: SP2, SP8; NPPF: 60 to 65, 78

Policy W3: Residential development within the built core

Purpose

- 5.12. This policy has two purposes. The first is to provide specific criteria to be met by proposals for both infill and windfall (defined by the NPPF as sites not specifically identified in the development plan) development within the defined built core of the village, in accordance with the scale of development anticipated in a Category B village. As part of this, it seeks to restrict back-land development, which refers to sites including residential garden land and any land which sits behind the existing development with little or no frontage onto a public highway.
- 5.13. The second purpose is to acknowledge that the main opportunities for housing provision in the neighbourhood area are on previously developed (brownfield sites), which in Wallington comprise largely former agricultural sites. The WNP supports housing provision on such sites, which should make effective use of space and hence could be larger than what would constitute 'infill' within the wider village setting. This will help to avoid the piecemeal development of such sites.

Justification

- 5.14. The Local Plan states that within a Category B village such as Wallington, limited infill development that does not extend beyond the built core of the village into the surrounding countryside, will be permitted.
- 5.15. Infill is defined by the [Planning Portal](#) as "the development of a relatively small gap between existing buildings". It usually consists of a frontage plot only and often comprises the side gardens of existing houses. The Local Plan does not set a size threshold for infill development. It is our view that this should be considered on a site-by-site basis taking into consideration the size of the site and the character of the area. For the purposes of this policy, therefore, infill development is defined as the development of a small gap in an otherwise built-up frontage, which comprises a front/side entrance leading to an adopted road. Back-land development, which is generally the more comprehensive development of land behind an existing frontage, and tandem development, the placing of one dwelling behind another within a single plot, will be resisted.
- 5.16. Local engagement revealed that infill was viewed as an acceptable form of development on a small-scale so long as it was in keeping with the existing character and context of the village and was designed in a way to minimise its impacts on neighbouring properties. There was also a desire amongst parishioners to refrain from back-land development. This was felt to lead to cramming of sites with the associated adverse impacts, including loss of amenity; overshadowing and overlooking; loss of sunlight/daylight; noise; loss of green links/trees/hedgerows/vegetation; visual intrusion; loss of space between buildings; difficulties of recycling and waste collections/bin storage.

Defining private amenity space: Residential amenity is not defined in law. In planning terms, 'amenity' is often used to refer to the quality or character of an area and elements that contribute to the overall enjoyment of an area. Residential amenity considers elements that are particularly relevant to the living conditions of a dwelling.

Residential amenity has a significant and valuable impact on the way in which people use their homes. It relates to both the home itself and any private outdoor space associated with the home. The health and well-being of residents is often directly related to the level of residential amenity occupants can enjoy. It is a duty of the planning system to support sustainable development. Sustainable development incorporates a social role which seeks to secure well designed, strong, vibrant and healthy communities. When assessing how a development proposal may impact on the existing amenity of an area and living conditions of nearby occupiers, the following issues would be significant:

1. Privacy How would the development proposals affect privacy levels?
2. Overbearing effects Would the scale of development and its proximity to other buildings result in an oppressive environment?
3. Natural light and outlook Would the development provide existing or proposed properties with sufficient outlook and natural lighting levels thereby avoiding significant overshadowing and enclosure?
4. Environmental effects Would the development cause or be exposed to any other environmental effects?
5. Other design guidance How does the design of the proposal promote a good standard of amenity?

- 5.17. Within the neighbourhood area are agricultural sites, some of which are underused or vacant, and which could be redeveloped to deliver housing or work units (in accordance with Policy W12), where this is pursued in a way to reinforce Wallington's character. For example, the development of the currently disused Manor Farm into smaller, more affordable dwellings could resolve the housing bottleneck for the next 20-30 years (the next generation). The building of new 2- to 3-bedroom properties could release larger properties in Wallington. Such sites may have scope for larger numbers of homes than infill would normally allow for.

POLICY W3: RESIDENTIAL DEVELOPMENT WITHIN THE BUILT CORE

A. Within the built core of Wallington, the following will be supported:

- i. The redevelopment of brownfield and previously developed former agricultural sites, making most efficient use of space; and**
- ii. Infilling comprising extensions or new developments, between existing residential development where infilling development is defined as the development of a small gap in an otherwise built-up frontage, which has a front/side entrance leading directly onto an adopted road;**

where the following criteria are met:

- iii. proposals should seek to address identified local housing needs, in accordance with Policy W2; and**
- iv. proposals are expected to preserve and enhance the local character of Wallington, in accordance with Policy W5 of this Neighbourhood Plan, following the guidance contained in the Wallington Design Guidelines and Codes (Appendix C of this WNP); and**
- v. development must reflect the prevailing density of the village; and**
- vi. avoid development that would cause unacceptable harm to private amenity space (including the property and associated outdoor space) provision for existing residential properties; and**
- vii. development must have a direct highway access to the front/side of the property; and**
- viii. development should not adversely affect the significant heritage assets, including where relevant the special interest, character and appearance of the Conservation Area, as set out in the Conservation Area Statement; and**
- ix. the proposal would not have significant unacceptable impacts upon the local road network, in accordance with Policy W4 (Character and Design of development); and**
- x. the provision of adequate waste storage space to enable recycling is provided; and**
- xi. where appropriate, development proposals should incorporate sustainable drainage facilities which, where practicable, enhance wildlife and biodiversity in their immediate locality.**

B. Proposals for development of back-land sites, including residential garden land within the built core, will not be supported where it would result in significant harm to the character and appearance of the local area.

Conformity reference: NP Objective: 1, 2, 4; Local Plan: SP2; NPPF: 64, 69, 70, 79, 124

6 DESIGN, CHARACTER AND HERITAGE

Policy W4: Reinforcing Wallington's local character through design

Purpose

- 6.1. This policy promotes high quality design that is in keeping with, and contributes positively towards, the character of the area. It adds additional local detail to the strategic policies contained within the NHDC Local Plan.

Justification

- 6.2. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the Wallington its distinctive character and identity today.
- 6.3. From a landscape perspective, the [Wallington Scarp slopes Landscape Character Area](#) (Area 233, p. 414) forms an important natural feature to the north and east. This open, unenclosed landscape affords sweeping views over the striking rolling backdrop. It and has been used within numerous films seeking a remote and development-free setting. The land is predominantly arable in nature, providing a habitat for a variety of animals including hares and numerous farmland birds, such as corn-bunting and quail. The openness of the landscape means that development can be very conspicuous and therefore should be carefully thought out.
- 6.4. The remainder of the area, to the south, falls within the [Weston-Green End Plateau Landscape Character Area](#) (Area 222, p.136). This flat, gently sloping plateau, comprises arable land, pockets of woodland, hedgerows, and winding roads. There are a number of important green spaces within the village that contribute to this landscape, as shown on the Policies Map, along with other character features within the area.



Sweeping open views are typical of the area

- 6.5. The historic settlement pattern is of a sparse nature characterised by farms and the small village of Wallington itself. There are a few minor roads and a small number of rights of way, however, despite its proximity to the A1, Wallington is characterised by its rural, tranquil nature and is quite hidden amid the wider landscape. The village is almost entirely designated as a Conservation Area, with 19 individual and collections of listed buildings (almost a third of the village), the Church of St Mary being Grade II* listed with parts dating from the mid-15th century

(see Figure 6.1). Archaeological deposits have been found in the area, including Bronze Age and Neolithic Flint near to the Church, while to the north, finds have included prehistoric ring ditches and Roman-British burials.

- 6.6. The village is perhaps most well-known for being the home of George Orwell between 1936 and 1940, and for providing the inspiration for *Animal Farm*, in particular The Great Barn and Manor Farm, the latter being the name of the farm in the village. These features are greatly valued, with one response to the community survey stating: *“We have a responsibility to protect the literary heritage of George Orwell’s Animal Farm by ensuring any development is a good fit for the original appearance of the farmyard.”* The attractive design and architecture of developments within the village is typical of Hertfordshire, making use local traditional materials such as clay roof tiles and timber weatherboarding.



George Orwell’s former residence, Kit’s Lane

- 6.7. The Wallington Design Guidelines and Codes (included at Appendix C) forms an integral part of the WNP. It sets out design guidance to inform planning applications and residential developments in the Neighbourhood Plan area. It provides guidance for infill development and conversions explaining how these should be designed to reinforce the local historic character of the area and to preserve the open space, which is characteristic of Wallington. The guidance complements the Wallington Conservation Area Character Statement, published in 2019, which sets out opportunities for improvement within the Conservation Area that should be considered within development proposals.
- 6.8. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area, including its dark skies. Residents are encouraged to turn lights off at nightfall.
- 6.9. The density of development should create a character that is appropriate to the site’s context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.
- 6.10. The [Housing our Ageing Population Panel for Innovation \(HAPPI\)](#) has, since 2009, promoted a series of principles for good design of housing. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons’ housing which needs to offer both an

attractive alternative to the family home and be able to adapt over time to meet changing needs. Such principles should be incorporated.

- 6.11. Development should have regard to both the character of the area in which it is set and to the character of the area overall.
- 6.12. Car parking also needs to be carefully considered; the historic nature of the village has meant that some houses do not have off-street parking. Vehicles often park on-street, therefore, which can be problematic given the narrowness of the streets. NHDC's Parking standards do not require visitor parking to be off-street, therefore this is something that the WNP seeks to address.

POLICY W4: REINFORCING WALLINGTON'S LOCAL CHARACTER THROUGH DESIGN

- A. Development is expected to preserve and enhance the local character of Wallington. The design of new development should take account of the local context and reflect the natural and built character and vernacular of the area, in terms of architecture and materials, to avoid building design that is inappropriate to the Plan area. Careful consideration should be given to the impact of the development on the openness of the landscape. Innovation in design will be supported, however, only where this demonstrably enhances the quality of the built form in the area.**
- B. As appropriate to their scale, nature and location development proposals should address the following criteria:**
- i. **be guided by the principles included in the Wallington Design Guidance and Codes (2021) (see Appendix C), the [Wallington Conservation Area Character Statement \(2019\)](#) and the [North Hertfordshire and Stevenage Landscape Character Assessment](#); and**
 - ii. **meeting the principles of Building for a Healthy Life unless alternative principles would result in a higher quality of design. Development proposals that would achieve the Building for a Healthy Life commendation will be particularly supported; and**
 - iii. **site masterplanning and site layouts should reflect historic character as well as appearance; and**
 - iv. **for residential development, addressing the principles of [Housing our Ageing Population Panel for Innovation \(HAPPI\)](#). Such dwellings may also be suitable for younger residents and are not intended to be restricted to particular users; and**
 - v. **minimise its impact on both designated and non-designated heritage assets, in accordance with Policy W5; and**
 - vi. **follow the guidance on lighting provided in the [Institution of Lighting Professionals \(ILP\) Guidance Note GN01: The Reduction of Obtrusive Light](#) (and any subsequent revisions) is adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch**

off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.

- vii. avoid significant detrimental impact on the local views as set out in Policy W7; and**
- viii. make a positive contribution to the visual appearance of the main highway approaches into the settlements: Wallington Road and The Street, which should include adding tree planting or the provision of roadside green verges; and**
- ix. ensure safe pedestrian, and where feasible cycle/equestrian, access to link up with the existing Public Rights of Way network; and**
- x. ensure that traffic generation and parking does not adversely affect vehicular and pedestrian safety. The use of sustainable transport modes should be promoted by providing space for cycle parking, improving Public Rights of Way infrastructure and provision of electric vehicle charging points. Residential parking provision should be in accordance with the [NHDC Parking standards](#), with priority given to adequate off-road parking for residents, visitors and service vehicles; and**
- xi. ensure that areas requiring service and maintenance including watercourses are accessible at all times.**

Conformity reference: NP Objective: 1, 2; Local Plan: SP6, SP9, SP12, SP13; NPPF: 92, 100, 1004e, 106, 107, 124-132, 174

Policy W5: Heritage Assets in Wallington

Purpose

- 6.13. This policy identifies heritage assets within the neighbourhood area that are neither nationally nor locally listed, but which are locally important, as non-designated heritage assets. It also seeks to conserve the rich archaeology of the area.

Justification

- 6.14. Wallington has a rich heritage with 19 individual and collections of nationally important heritage assets that are designated by way of a listing. These account for approximately one third of the village's buildings and structures.
- 6.15. The [Conservation Area Character Statement for Wallington](#) identified two assets that are not currently nationally listed but which were considered to contribute to the heritage and character of Wallington:
- 11 – 13 The Street: A red brick estate cottage with hood mould above the windows to the north of the former Plough Public House. The hood moulding is shared by 4-6 Kit's Lane and the Village Hall.
 - The Old Post Office on The Street.
- 6.16. The Working Group consider that the first, 11-13 The Street, is important from a historical perspective and should be recognised as a non designated heritage asset. Whilst the Old Post Office is an old building, it has been significantly altered and therefore is not considered suitable for identification as a non designated heritage asset.
- 6.17. Furthermore, as part of the engagement process for the WNP, the local community was asked about whether there were any other assets within Wallington that they considered to be historically important due to the contribution that they make to the distinctive local character and history of the area. Most of the suggestions made were, in fact, already listed, such as Orwell's former residence, various barns at Manor Farm, the phone box and The Plough Inn. The notable assets that are not currently listed are:
- Village Hall
 - Village bus shelter
 - Well Pond structure
 - Village Pump
- 6.18. Policy W5 identifies five buildings and structures as [non-designated heritage assets](#), in order that their historic contribution is recognised and considered as part of any future development proposal. Full details about why they are of local historic importance is included in Appendix D. Figure 6.1 shows the assets on a map.
- 6.19. There will be a strong presumption against the loss of these assets and, in parallel with the policy, the Parish Council will seek to include them on [NHDC's Register of Buildings of Local Interest](#). It should be noted, however that inclusion on the Register is not necessary for the application of the policy.

- 6.20. The area is rich in archaeology, and this has been catalogued in an extensive report (Hertfordshire County Council Monument Full Report (16.3.21) and List of finds from Wallington registered with the Portable Antiquities Scheme: both available in the evidence base on the Parish Council website).
- 6.21. Policy W5 seeks to ensure that any development proposals consider fully the impact on both above and below ground archaeological deposits. A Heritage Statement is considered appropriate if a planning application seeks permission for a proposed development affecting a heritage asset or its setting; this would include applications for:
- a development to a Listed building or NHDA;
 - a development in the setting/adjacent to a listed building or NHDA;
 - a development to properties (Inc. outline) in a conservation area;
 - a development in the setting of, or adjacent to, a conservation area; and
 - wider countryside location where likely to be archaeological deposits.



Images show: Wallington Village Hall and Grade II listed St Mary's Church*

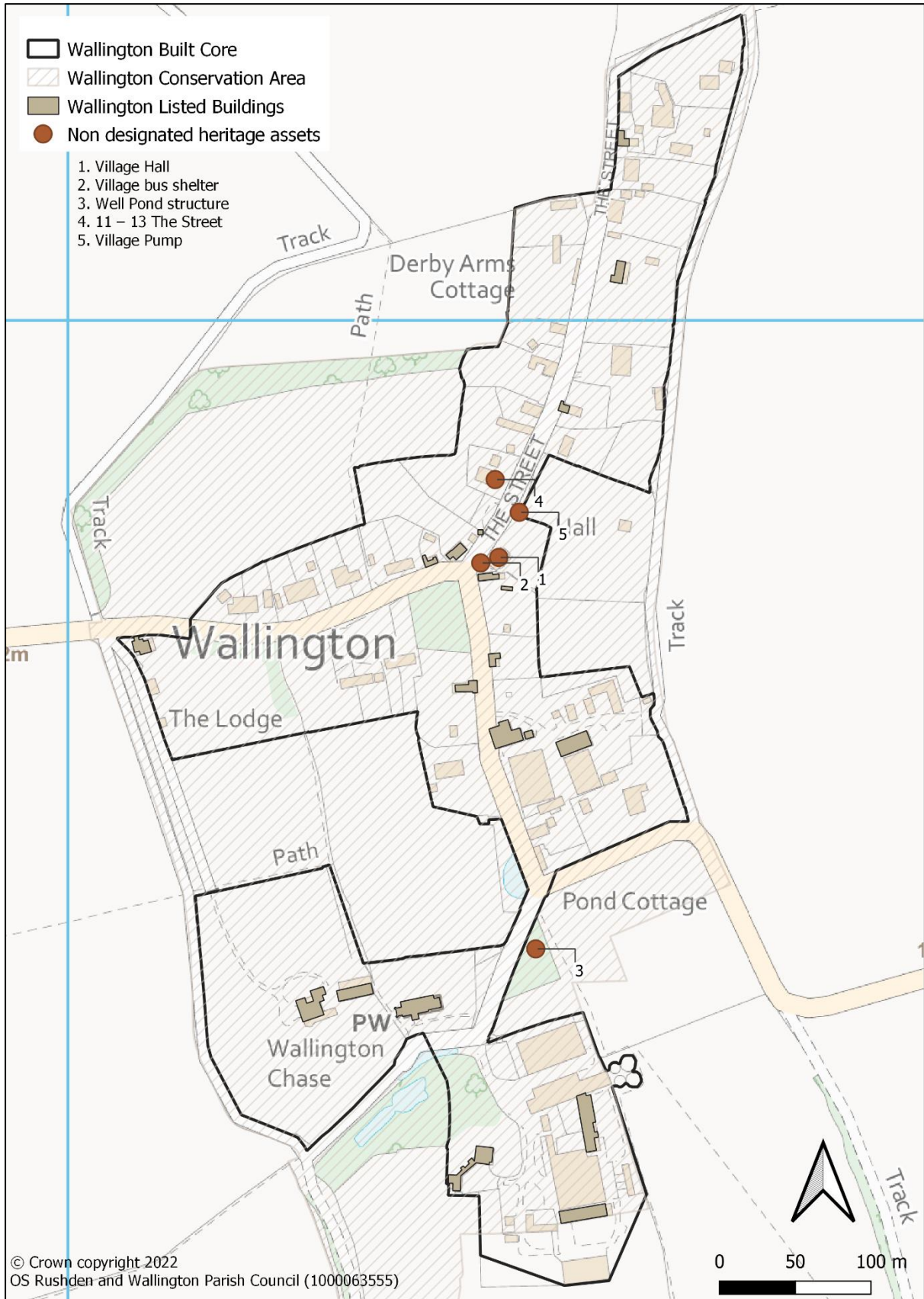


Figure 6.1: Designated and non-designated heritage assets

POLICY W5: HERITAGE ASSETS IN WALLINGTON

- A. The Neighbourhood Plan identifies the following five buildings and structures (as detailed in Appendix D) as a non-designated heritage assets:**
- 1. Village Hall**
 - 2. Village bus shelter**
 - 3. Well Pond structure**
 - 4. 11 – 13 The Street**
 - 5. Village Pump**
- B. Development proposals affecting heritage assets – including the non-designated heritage assets - either directly or indirectly, should enhance the significance and setting of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.**
- C. Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.**

Conformity reference: NP Objective: 2; Local Plan: SP13; NPPF: 189, 190, 192, 194, 196, 199, 200 to 203, 206

Policy W6: Design to mitigate climate change

Purpose

- 6.22. This policy encourages high standards of energy efficiency and design. It does so within the broader UK context of achieving a net zero carbon target by 2050.

Justification

- 6.23. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities, to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions by 78% by 2035 compared to 1990 levels.
- 6.24. Being '2050 ready' will require new builds to have minimal energy use and net zero carbon emissions over the year. To enable this, the Future Homes Standard coming into force in 2025 should ensure that all new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations.
- 6.25. Planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important to make best use of available sunlight.



Examples of discreet solar panels (source: Historic England)

- 6.26. The efficient use of water is also to be considered. The [Environment Agency has warned](#) that within the next 25 years and beyond, there may not be enough water due to climate change, population growth and increases in demand. It suggests that local and neighbourhood plans in severely water stressed areas should include targets limiting domestic water consumption. [Affinity Water](#), which serves the area, has already committed to reducing the amount of water it takes from the environment by 78 million litres per day by 2025. To support this, the WNP strongly supports proposals for achieving total mains water consumption of no more than 110 litres per person per day (Each person uses about 142 litres of water each day. The average household (2.52 people) uses 349 litres of water each day. The average annual metered water bill is £4272. per household per year: Energy Saving Trust). This target is equivalent to that proposed as an optional requirement of the Housing Standards Review which corresponds with Code Level 4 in relation to water efficiency.

- 6.27. Opportunities to promote sustainability and climate mitigation in Wallington include:
- using materials that optimise insulation, to Passivhaus or equivalent standards;
 - integrating renewable energy systems into new development and enabling the retrofitting of existing, older buildings;
 - reducing water consumption for instance through rainwater harvesting or grey water systems; and
 - encouraging a shift to more sustainable and active travel by linking development to and improving the Public Rights of Way and cycleway network, and providing electric vehicle charging points;
- 6.28. Policy W6 seeks to provide a local iteration of the national and local policy context for this important matter. While taking account of the importance of the Building Regulations in regulating and delivering energy efficiency measures, it identifies a series of locally distinctive design features which would be supported where they are incorporated into development.

POLICY W6: DESIGN TO MITIGATE CLIMATE CHANGE

- A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported.**
- B. Proposals which incorporate the following sustainable design features, as appropriate to their scale, nature and location, will be strongly supported:**
- Siting and orientation to optimise passive solar gain, either through the provision of solar photovoltaic cells as part of development or by ensuring that development is designed to maximise the potential for solar gain if retrofitted at a later date. Efforts should be taken to integrate such equipment neatly into the design of the building.**
 - The use of high quality, thermally efficient building materials, particularly those that are used to achieve the Passivhaus or equivalent standard.**
 - Incorporating on-site energy generation from renewable sources such as solar panels.**
 - incorporating energy-efficient heating equipment powered from renewable energy such as air source and ground source heat pumps.**
 - Reducing water consumption through the use of grey water systems.**
 - Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.**
 - Providing the infrastructure for adequate electric vehicle charging points for each dwelling in accordance with [NHDC Parking Guidance](#), where new parking provision is expected to be made.**

viii. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.

C. The retrofitting of heritage properties/assets to reduce energy demand and to generate renewable energy will be supported where appropriate, providing it safeguards the integrity and character of the heritage asset concerned.

D. Proposals for individual and community scale energy, for instance from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
- ii. the proposed development does not create an unacceptable impact on the amenities of local residents; and**
- iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity reference: NP Objective: 2; Local Plan: SP9, SP11; NPPF: 104, 126, 127, 152 to 156

Policy W7: Locally Significant views

Purpose

- 6.29. This policy identifies 22 locally significant views and seeks to safeguard them against any detrimental impact of development. The views have been identified following significant engagement with the local community.

Justification

- 6.30. The neighbourhood area comprises the historic village itself, with its recognisable character and iconic heritage assets set against a remote and classically English backdrop of rolling farmland, fields and woodland. It is this landscape that inspired the writing of George Orwell. Orwell was resident in the village for four years. During WWII he let his cottage out to friends who had been bombed out of their own home. Orwell's last visit to the village was in 1945. The views from different parts of the village, looking outward across the wider landscape are an important part of what gives the area its distinctive feel and are valued by both residents and visitors to the area. The topography of the surrounding area means that there are some significant long-distance views which define Wallington.
- 6.31. The Landscape Character Assessment emphasises this open and remote setting, largely devoid of man-made structures (with the exception of Metley Hill Radio Station), which surrounds Wallington Village. Policy W1 of this Neighbourhood Plan acknowledges this special landscape and establishes that any development should be directed to within the built core of the village. Where development is considered appropriate beyond the built core, the Plan's policies seek to ensure that proposals are very carefully planned to neutralise or minimise their impact on the natural and built landscape of the area. In particular, land within the Wallington Scarp Slopes Character Area is considered to have very little capacity for development.
- 6.32. To assist proposals in considering how they might impact on the landscape, a list of the most significant key views has been identified. Some of these were identified in the Wallington Conservation Area Character Statement. All have been strongly supported through the community engagement. The views are:
- KV1 From The Street, looking north through the village
 - KV2 From the junction of The Street and Kit's Lane, looking south
 - KV3 From Kit's Lane, looking east, depicting the hollow way, which defines the street with greenery and margin planting
 - KV4 From The Street, looking north, past the Grade II listed late 16th century 3 and 5 and the Grade II listed Great Barn at Manor Farm
 - KV5 From the southern end of The Street, looking north, past non-designated buildings making up the street frontage (2-4, The Street) and Manor Farm, with 3-5, The Street (1176371) visible in the distance through the trees
 - KV6 From south-east of the Grade II* Church of St Mary (1347337), looking toward the church

- KV7 View along FP44 across “The Park”
 - KV8 View across “The Wick” from The Street towards Manor Farm and Manor Farmhouse
 - KV9 View across open countryside from the Southern end of “The Baulk” (FP32) looking in an Easterly direction
 - KV10 View across open countryside in a South- and Westerly direction from FP47
 - KV11 View across “The Warren” towards Quickswood along FP36 towards its junction with FP45 and Bury Wood)
 - KV12 View west across open countryside from the intersection of FP47 and FP22
 - KV13 View across open countryside in a West and North-Westerly direction from a bend in FP26
 - KV14 View north-east across open countryside and the Northern end of The Street from the junction of FP25 and FP26
 - KV15 View towards Wallington from Wallington Road from the crest of the hill
 - KV16 View towards Wallington from the junction of FP with Cat Ditch Road
 - KV17 View across New Close field from FP27, towards Sandon, Redhill, and Shaw Green
 - KV18 View from FP27, New Close Meadow, towards the duck pond and village, with Well Pond area of trees to the left, and Mutcheaps Meadow beyond the pond.
 - KV19 View of church and duck pond area across Mutcheap’s Meadow from the junction of FP31 and FP22
 - KV20 View across Chase Meadow from the junction of FP31 and FP22
 - KV21 View towards duck pond area across Mutcheaps Meadow from St Mary’s Churchyard (church path)
 - KV22 View from duck pond towards St Mary’s Church (Grade 2* Listed) across Mutcheaps Meadow
- 6.33. Full details of the views, including photographs and text explaining why they are special, are included in Appendix E. Figures 6.2 and 6.3 show the views on a map.
- 6.34. Policy W8 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the sorts of development proposals that may come forward within the Plan period. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.

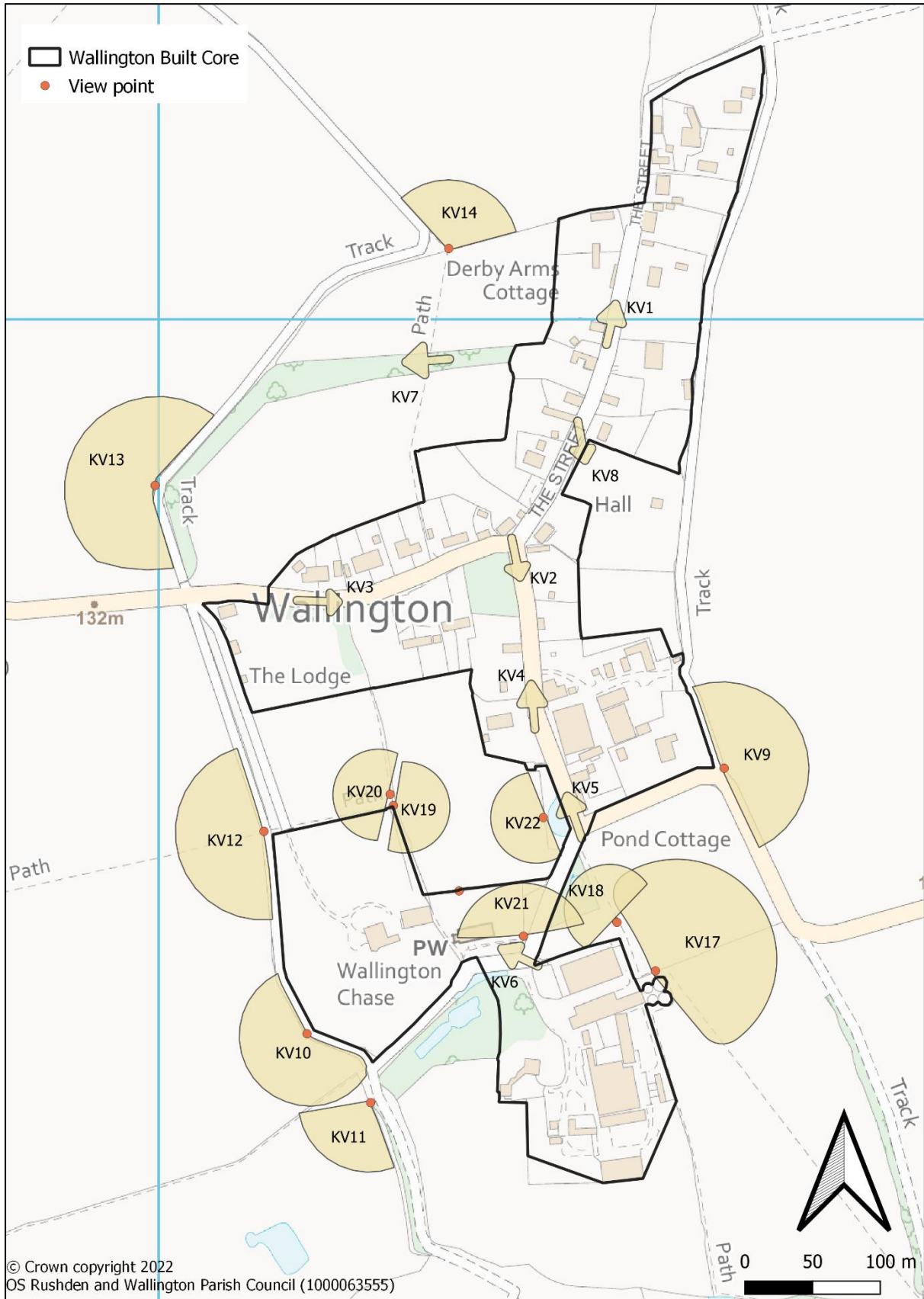


Figure 6.2 Locally significant views (excluding KV15 and KV16)

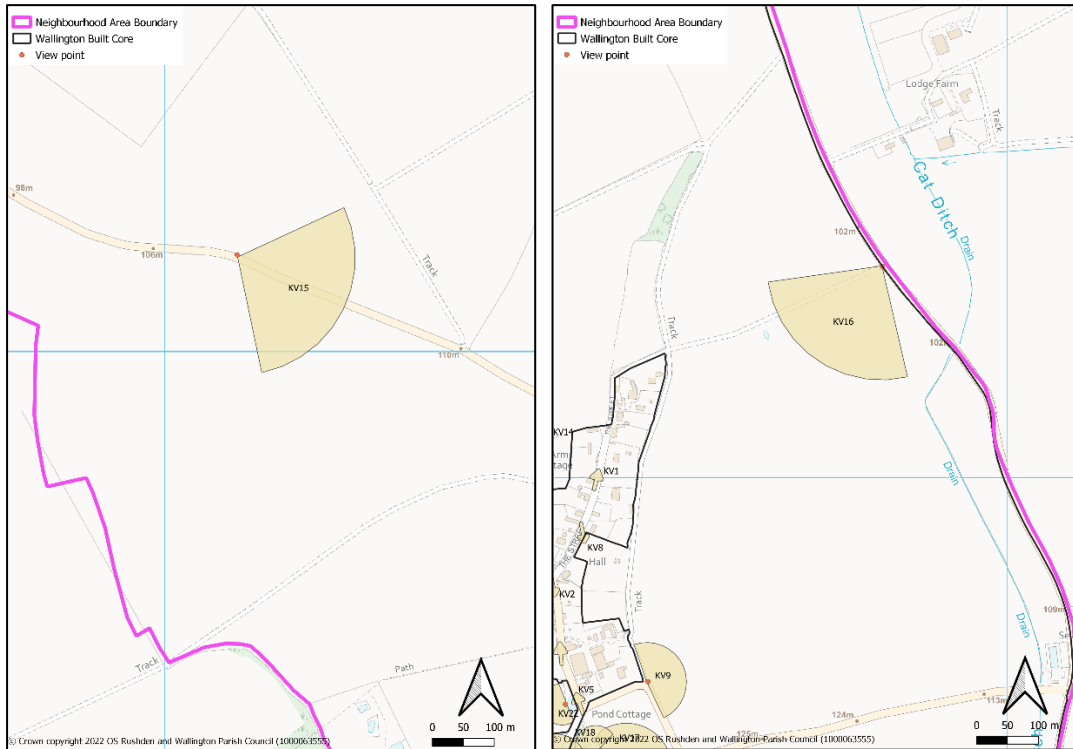


Figure 6.3 Locally significant views (Outer views KV15 and KV16)

POLICY W7: LOCALLY SIGNIFICANT VIEWS

The landscape surrounding the village of Wallington contributes greatly to its character. Development proposals with significant harmful visible impacts on this open landscape and long-distance views will not be supported.

The Plan identifies 22 locally significant views. As appropriate to their scale and nature, development proposals within the shaded arcs of the various views, as shown on Figures 6.2 and 6.3, should be designed in a way that safeguards the locally significant view or views concerned. Applications should be supported by a visual impact assessment.

Conformity reference: NP Objective 1, 2; Local Plan: SP9, SP10; NPPF: 126 to 130

7 COUNTRYSIDE AND GREEN SPACE

Policy W8: Green and blue Infrastructure, landscape features and biodiversity

Purpose

- 7.1 This policy seeks to ensure that the key features that contribute to the natural character of the area and which provide habitats and wildlife corridors, are not adversely impacted by development, rather they are, where possible, enhanced by it.

Justification

- 7.2 The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks.

The Defra biodiversity metric

has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

- 7.3 The WNP Working Group commissioned the Herts Environmental Records Centre (HERC) to prepare a report on the habitats and species found within the neighbourhood area. Much of the report is confidential due to the nature of the content. The HERC should be consulted on any development proposals This revealed the following designated habitats:
- Ancient woodland: Bury Wood; Coles Wood; and Spital Wood/Bush Spring
 - Local Wildlife Sites: Icknield Way, SW of Slip End (A505); Bush Spring, Clothall; Spital Wood and Prim Spring; Bury Wood; Wallington Churchyard; Wallington Common and Coles Wood; Copse E. of Prim Spring; Copses S. of Bury Wood; and Manor Farm.
 - Local Green Spaces: as defined in Policy W9
 - Significant trees and blue spaces as identified in the Conservation Area Appraisal
- 7.4 In addition, the [Local Biodiversity Action Plan for Hertfordshire](#), prepared by the Herts & Middlesex Wildlife Trust, identifies Key Biodiversity Areas in the county, one of which falls within the neighbourhood plan area, the Clothall/Wallington/Weston area of chalky boulder clay woods and meadows. Key species in this area include arable weeds (Shepherd's Needle, Corn Gromwell) and birds (Quail, Corn Bunting, Stone Curlew, Golden Plover, Dotterel, Turtle Dove, Skylark).
- 7.5 In addition to these designated habitats, there are other distinctive natural features particular to Wallington that are not protected yet provide vital habitats for flora and fauna. The area is home to trees and woodland, including ancient woodland and significant trees within the conservation area. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk,

enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.

- 7.6 Ancient woodland is an irreplaceable habitat, which has both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 7.7 Other natural features include hedgerows, mature planted gardens, agricultural and grazing land, ponds and meadows. The Conservation Area Appraisal identifies significant green and blue spaces, some of which are also designated as Local Green Spaces. These provide individually and collectively vital steppingstones and corridors for many animals and birds, especially those migrating, to safely navigate around their domains. The HERC report identified 632 distinct plant and animal species in the area, including protected ones such as the grey partridge, hawfinch, yellowhammer, Eurasian badger, and the brown long-eared bat.
- 7.8 The green and blue infrastructure assets of the area should be maintained, enhanced and, where possible, better connected. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 7.9 Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be required.

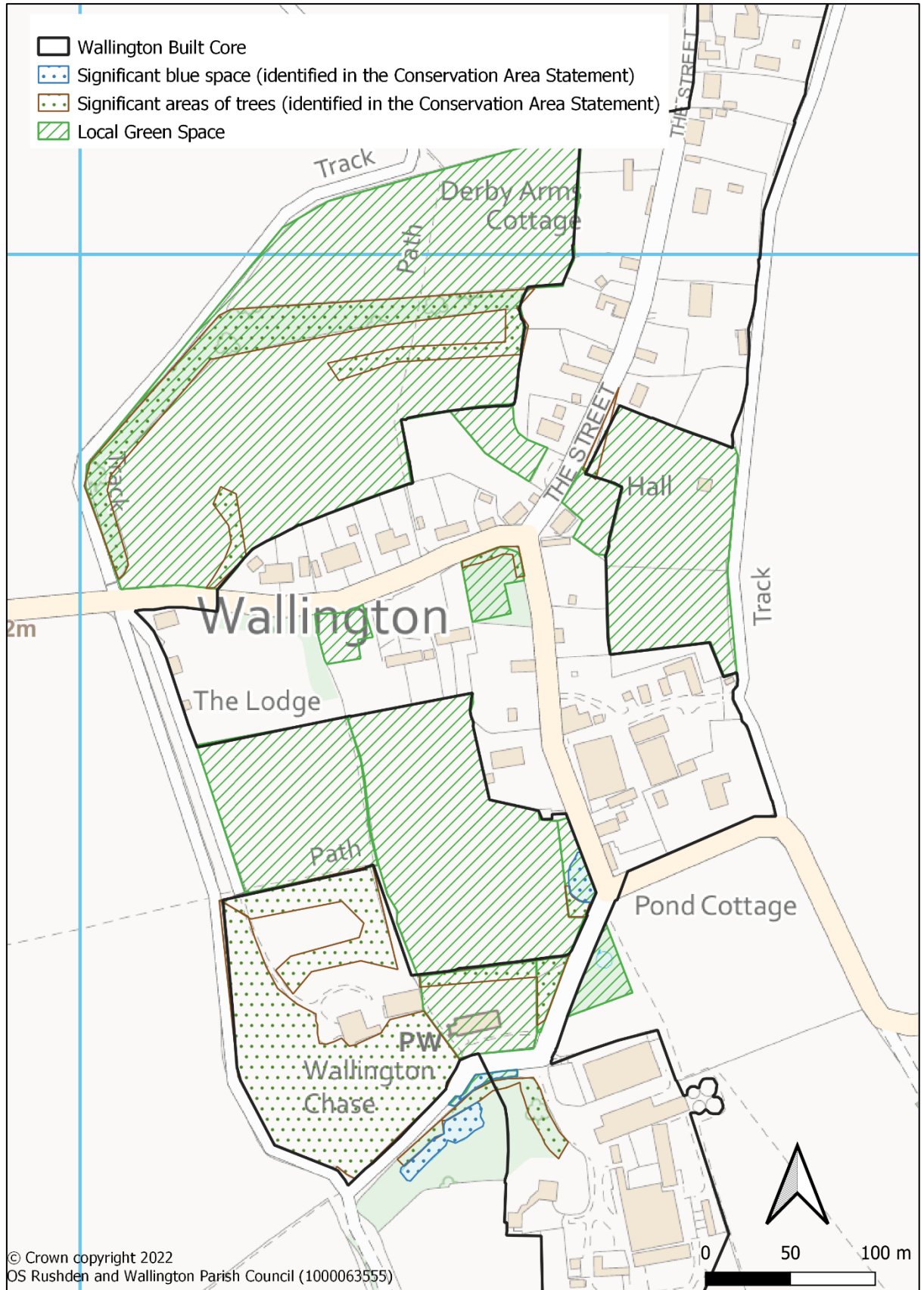


Figure 7.1: Important natural features in the village

POLICY W8: GREEN AND BLUE INFRASTRUCTURE LANDSCAPE FEATURES AND BIODIVERSITY

- A. Development will be expected to retain well-established features of the landscape, including ancient woodland, significant trees, species-rich hedgerows and ponds.**
- B. Proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified in Figure 7.1, with the aim of delivering a measurable net environmental benefit for local people and wildlife. Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**
- C. The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal should seek to demonstrate a measurable biodiversity net gain of a minimum of 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused.**
- D. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change.**
- E. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Neighbourhood area. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**

Conformity reference: NP Objective: 1; Local Plan: SP10, SP12; NPPF: 174, 175, 179, 180

Policy W9: Local Green Spaces

Purpose

- 7.10 This policy designates 13 sites that are demonstrably special to the local community, as Local Green Spaces. This will safeguard them against inappropriate development.

Justification

- 7.11 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that Local Green Spaces should only be designated:

- “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.”

- 7.12 [Planning practice guidance](#) states the following in relation to Local Green Spaces:

- A Local Green Space does not need to be in public ownership.
- If land is already protected by Green Belt policy, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.
- Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

- 7.13 When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether or not the designation will provide any further safeguard.

- 7.14 The engagement process revealed a series of green spaces that the community wishes to safeguard. The Working Group examined each of these to understand whether they were already adequately protected and, where this was not the case, to what extent they met the NPPF criteria.

7.15 The following 13 spaces, which are mapped in Figure 7.2, have been identified for designation, with detail on how they meet the NPPF criteria contained in Appendix F:

1. Mutcheaps Field
2. The Chase Meadow
3. Village Hall playground
4. The Wick
5. The Park
6. Plough Paddock
7. St Mary's Wallington Churchyard
8. Kitt's Piece
9. Wallington Village Pond
10. The Well Pond and surrounding area, including the Church bankside opposite
11. Carter's/ Parsons Pond
12. The Spinney
13. The Common

POLICY W9: LOCAL GREEN SPACES

The following 13 spaces, as shown on Figures 7.2 and 7.3, are designated as Local Green Spaces:

- 1. Mutcheaps Field**
- 2. The Chase Meadow**
- 3. Village Hall playground**
- 4. The Wick**
- 5. The Park**
- 6. Plough Paddock**
- 7. St Mary's Wallington Churchyard**
- 8. Kitt's Piece**
- 9. Wallington Village Pond**
- 10. The Well Pond and surrounding area, including the Church bankside opposite**
- 11. Carter's/ Parsons Pond**
- 12. The Spinney**
- 13. The Common**

Inappropriate development will not be supported except in very special circumstances.

Conformity reference: NP Objective: 1, 3; Local Plan: SP12; NPPF: 101-103, 147-151

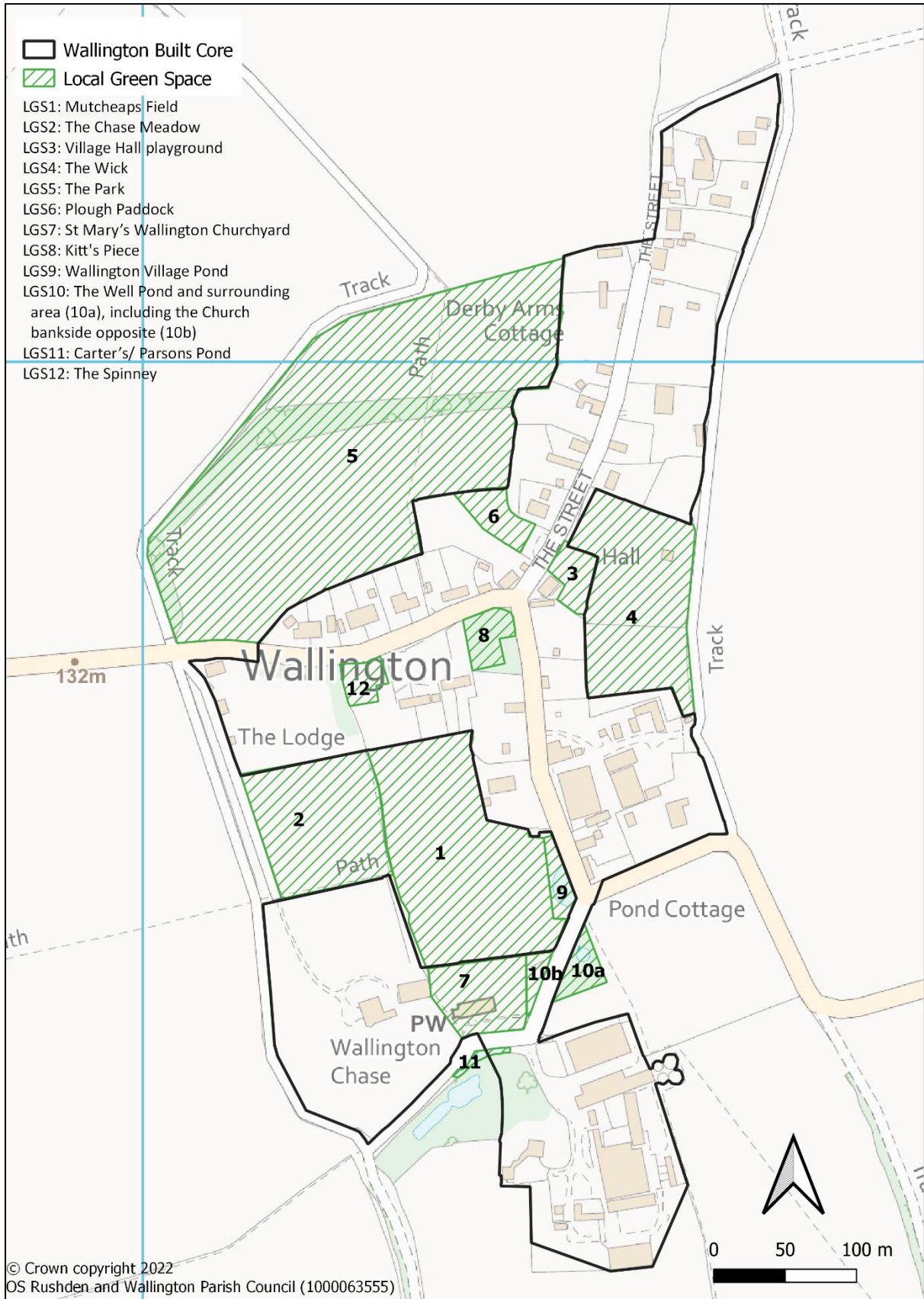


Figure 7.2: Local Green Spaces (LGS1 to LGS12)

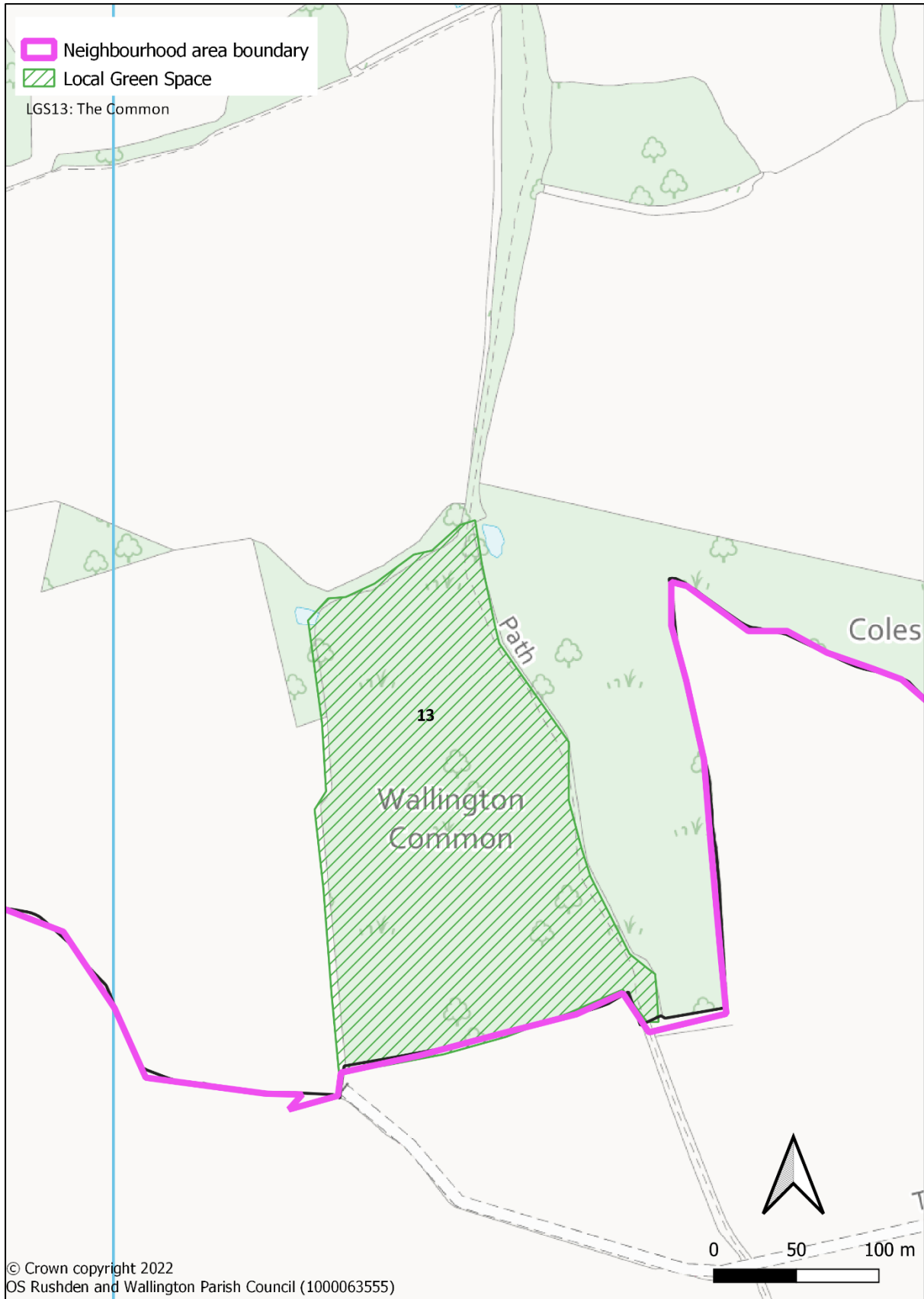


Figure 7.3: Local Green Spaces (LGS13)

8 RURAL ECONOMY

Policy W10: Rural enterprise

Purpose

- 8.1. This policy recognises the existing and potential contribution of home-based and small-to-medium sized businesses to Wallington and seeks to encourage opportunities for them. This includes supporting the provision of start-up business units in appropriate areas. This would provide a greater incentive and opportunity for local people to work locally. Homeworking too has become more common-place for many since the Covid-19 pandemic.

Justification

- 8.2. There are few employment opportunities within the neighbourhood area, which means that local residents either have to seek work elsewhere or work from home. Engagement undertaken to inform the neighbourhood plan found that there was support for small-scale development of small, flexible units, which could make use of redundant buildings. The most obvious source of these is disused farm buildings, of which there are several in the area. The WNP seeks to support rural businesses recognises the need for flexibility in the use of existing buildings, where this can be achieved sympathetically to the character of the area and without adding pressures to the minor road network.



There is a scattering of farms in Wallington

- 8.3. Homeworking is also becoming a more realistic option for many, following the changes to working patterns accelerated by the Covid-19 pandemic. Opportunities for homeworking could make the village a more viable option for those seeking to move to the area, in turn supporting the 'life-cycle' of Wallington. The village has had fast fibre broadband since 2020 and it is adequate for homeworking and small scale artisan businesses.

POLICY W10: RURAL ENTERPRISE

- A. Insofar as planning permission is required, development proposals that provide working spaces which encourage homeworking and creative small businesses will be supported including:**
- i. The conversion of existing buildings, including farm buildings, in the neighbourhood area;**
 - ii. enabling extensions and appropriately-sized garden offices to facilitate home-working;**
 - iii. enabling microbusinesses; and**
 - iv. the provision of start-up businesses by enabling low-cost facilities in cooperative clusters.**
- B. As appropriate to their scale, nature and location, proposals for new workspaces should demonstrate the way in which they can be incorporated within their immediate locality in a way that is sympathetic to the local built and natural character and without generating any unacceptable impact on the amenity of residential properties and on the capacity and safety of the local highways network.**

Conformity reference: NP Objective: 5; Local Plan: SP3; NPPF: 81, 84, 85

9 IMPLEMENTATION AND PLAN REVIEW

- 9.1. The Parish Council is the official qualifying body responsible for the Neighbourhood Plan.
- 9.2. Once the Plan has been 'made', there are a series of actions that will need to be undertaken to ensure that the policies within the Neighbourhood Plan are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the plan's policies. Finally, the non-planning policy projects and activities will need to be prioritised for delivery, in partnership with other organisations.
- 9.3. Specific actions that will need to be undertaken are as follows:
 - Pursuing the Non-Policy Actions detailed in Section 11 of this document – a range of organisations may be involved in delivering these and there will be need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand which are priorities and the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
 - Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Parish Council has a role in ensuring that the Neighbourhood Plan policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at NHDC would be a useful step in ensuring that the purpose and application of the policies is fully understood. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there may be scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. The Parish Council maintains a log of planning applications relating to the Parish, and this should detail which Neighbourhood Plan policies have informed the Parish response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with NHDC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the Neighbourhood Plan policies. The adoption of the Local Plan may trigger a light-touch review of the Neighbourhood Plan.
 - Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects. Such a report might also be embedded into NHDC's Authority Monitoring Report, to illustrate how the Neighbourhood Plan is contributing to the delivery of strategic policy.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

9.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. In this context, it could consider a review of the neighbourhood plan within six months of the adoption of the new Local Plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

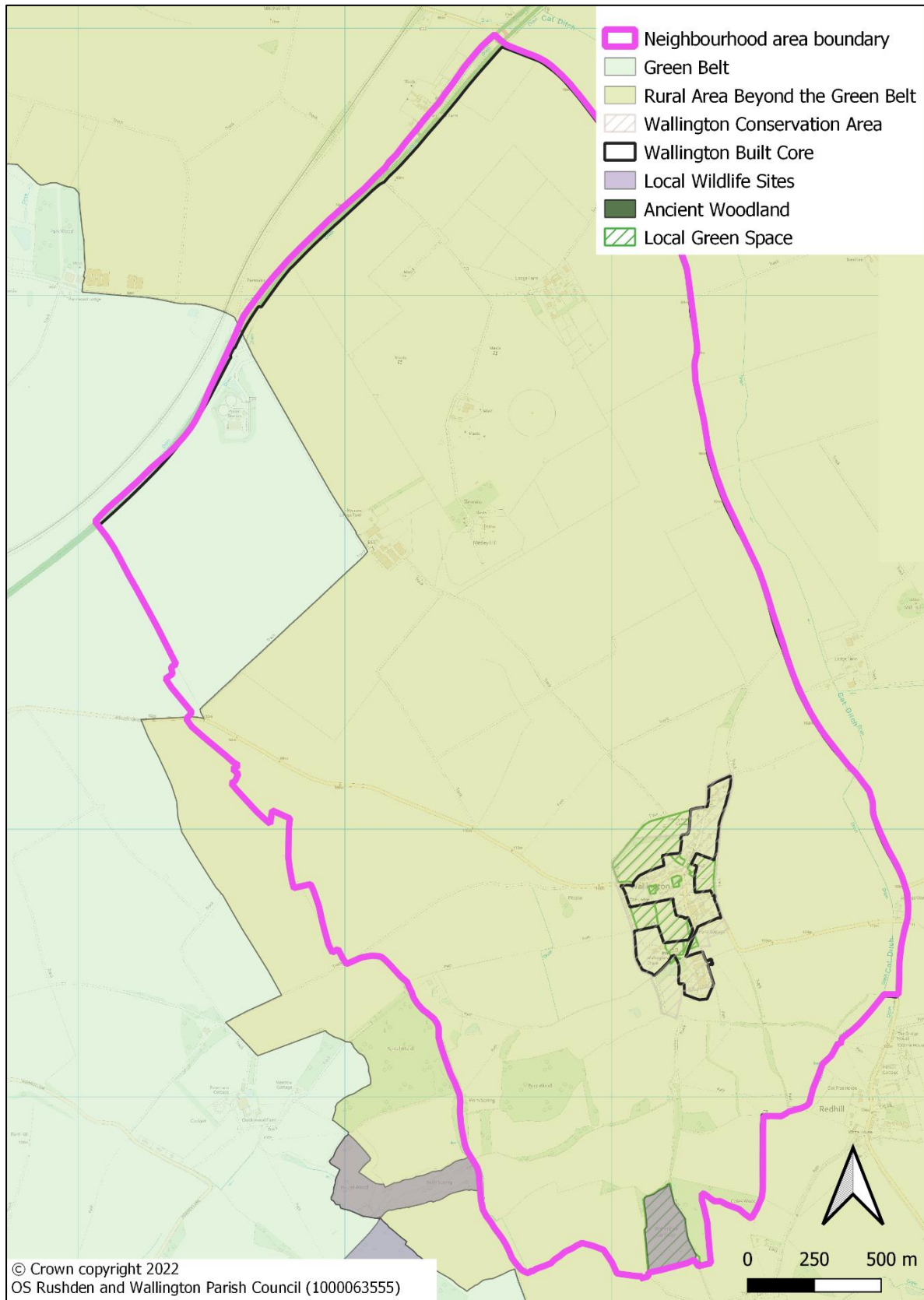
10 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 10.1 The Parish Council is keen to influence the way in which any developer contributions or other funds are spent in the neighbourhood area to the full extent of its powers under national legislation and planning guidance.
- 10.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable a development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to an existing public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site. It is levied by the District Council, [although NHDC has agreed not to pursue it for the time being](#), so it is not yet applicable to development in Wallington. If it were to be introduced, different charge rates would apply for different types of uses and in different areas. The resulting funds could be put towards the provision, improvement, replacement or maintenance of infrastructure required to support development in the area. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Wallington Neighbourhood Area.
- 10.3 An additional action therefore is for the Parish Council to set out a Spending Priority Schedule for developer contributions and other funds available to the parish to be spent on. There will be a commitment within this to ensuring that any developer contributions (as defined above) are used within the parish as far as possible to benefit the community hosting the development and to mitigate impacts of that development.
- 10.4 The Parish Council will regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

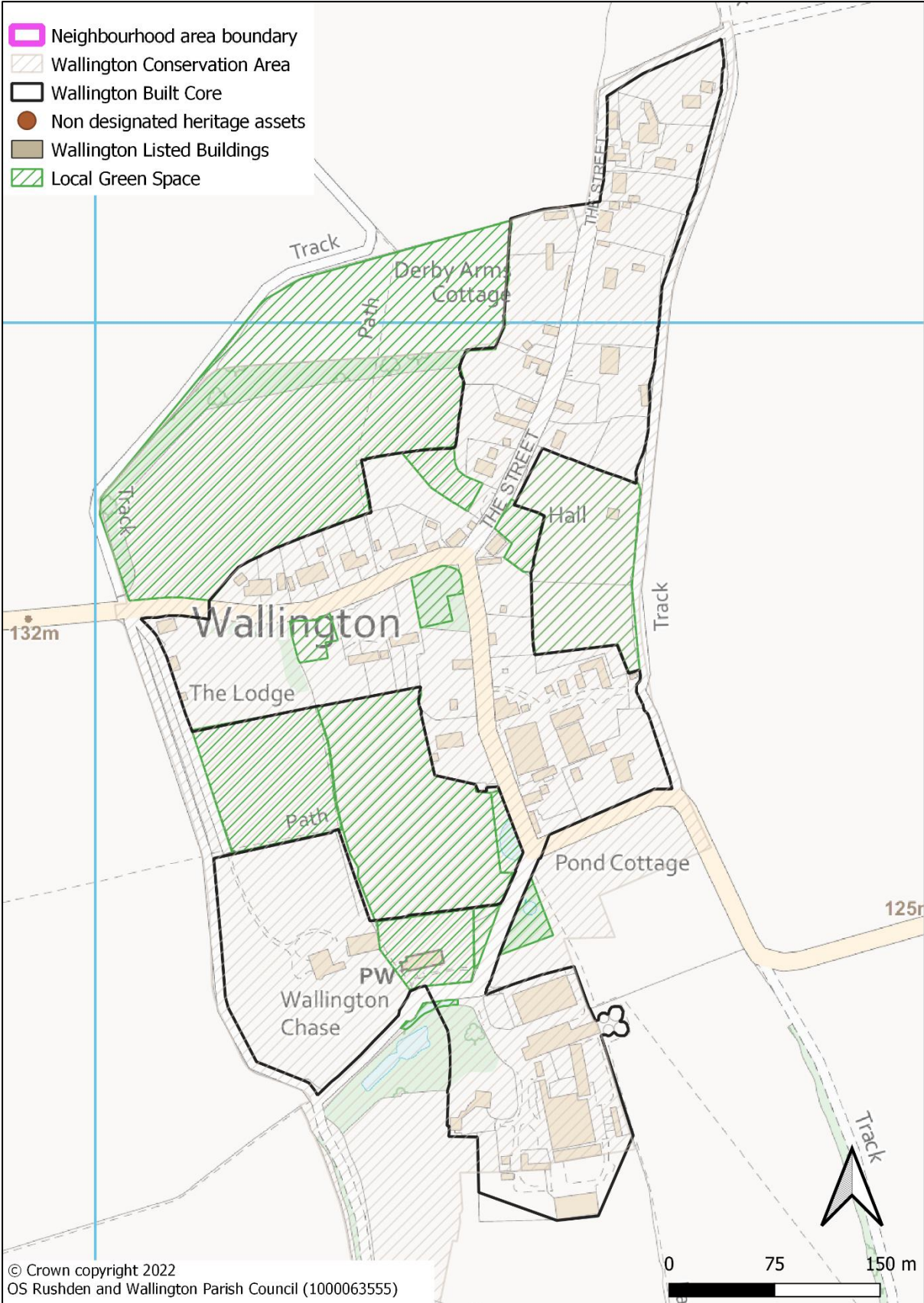
11 NON-POLICY ACTIONS

Ref	Issue	Possible actions
1.	Monitor the effectiveness of the policies contained in the Plan.	<p>Meeting with district planning officers and planning committee members to discuss how the policies should be applied in practice.</p> <p>Regular monitoring of applications coming into the parish and utilising the policies to inform comments from the parish council.</p> <p>Reviewing decisions taken and how the policies were interpreted – this could include the development of a set of key performance indicators for each NP policy, in order to measure effectiveness.</p>
2.	Consider local housing needs in the parish	Regularly update the Local Housing Needs Survey which, in combination with the housing list maintained by NHDC, will provide evidence to inform Policy W2.
3.	Identify opportunities to improve the contribution of buildings and structures to local character	<p>Maintain a directory of historic assets that are potentially ‘at risk’ and consider how they can be better conserved.</p> <p>Several buildings in the village have roof forms, or other features indicative of former thatching, such as disproportionately high chimneys, steep roofs with half-hips or catslide extensions. Research should be encouraged to identify such buildings and potentially to encourage the reintroduction of long-straw thatching for roof replacement when the need arrives.</p>
4.	Encourage more participation in village life	Promotion of local events and activities, including social media, newsletters. Consider running new activities. Explore with families options for teenage activities.
5.	Reducing reliance on cars for journeys	Explore options to introduce car sharing schemes. Potential to explore enhanced community bus scheme to complement the HertsLynx on-demand bus service available. The Parish Council were involved in getting three official stops included on the initial route launch.
6.	Lack of village shop	Explore appetite for and opportunities to introduce a community shop.

12 POLICIES MAPS



Policies map – Neighbourhood area-wide



Policies Map - inset

13 GLOSSARY

- **Affordable housing:** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
 - a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - b) Starter homes: now discontinued as a policy.
 - c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. Note that First Homes has been introduced as a new discounted market sales product.
 - d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Built core:** The area within the village of primarily built form, rather than countryside. It is within the built core that infilling would be considered most appropriate.
- **Change of Use** - A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by NHDC, if implemented.

- **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Infill:** The development of a relatively small gap between existing buildings, normally no more than two units.
- **Local Plan:** Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement** - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

- **Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
- **Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
- **Supplementary Planning Documents (SPD)** - Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Wildlife corridor:** Areas of habitat connecting wildlife populations.
- **Windfall sites:** Sites not specifically identified in the development plan.

14 LIST OF EVIDENCE DOCUMENTS

All documents are available to view on the Wallington and Rushden Parish Council website:

Document website addresses correct at March 2023:

Document/ Evidence	Author	Year
<u>A 50-year vision for the wildlife and natural habitats of Hertfordshire. A Local Biodiversity Action Plan</u>	Hertfordshire Environmental Forum	1998 (amended 2006)
<u>Ancient tree guide 4: What are ancient, veteran and other trees of special interest?</u>	Woodland Trust	2008
<u>Biodiversity metric</u>	Defra	2021
<u>Building for a Healthy Life</u>	Design for Homes/ Homes England	2020
<u>Census</u>	Office for National Statistics	2011 (2021 where data available)
<u>Climate Change Act 2008</u>	HM Government	2008
<u>Developer Contributions Supplementary Planning Document</u>	NHDC	2023
<u>District Local Plan No.2 With Alterations</u>	NHDC	1996
<u>Environment Act 2021</u>	HM Government	2021
<u>Heritage at Risk Register</u>	Historic England	ongoing
<u>Hertfordshire County Council Monument Full Report</u>	Hertfordshire County Council	2021
<u>Historic Environment Record</u>	Hertfordshire County Council	ongoing
<u>Housing our Ageing Population Panel for Innovation (HAPPI)</u>	Housing LIN	2012
<u>Housing Standards Review</u>	HM Government	2012 (and amended)
<u>List of finds from Wallington registered with the Portable Antiquities Scheme</u>		2021
<u>Listed buildings in Wallington</u>	British Listed Buildings	No date
<u>Local Plan 2011 to 2031: Submission version</u>	NHDC	October 2016
<u>Localism Act 2011</u>	HM Government	2011
<u>National Heritage List for England (NHLE)</u>	Historic England	ongoing
<u>National Planning Policy Framework (amended July 2021)</u>	HM Government	Amended 2021
<u>Neighbourhood Development Planning Regulations 2012 (as amended)</u>	HM Government	2012
<u>North Herts and Stevenage Landscape Character Assessment</u>	NHDC	2011
<u>Planning and Compulsory Purchase Act 2004</u>	HM Government	2004
<u>Schedule of Further Proposed Modifications to the North Hertfordshire Local Plan 2011-2031</u>	NHDC	2021
<u>Town and Country Planning Act 1990</u>	HM Government	1990

Document/ Evidence	Author	Year
<u>Vehicle Parking at New Development Supplementary Planning Document</u>	NHDC	2011
<u>Wallington Conservation Area Character Statement</u>	NHDC	2019
Wallington Design Guidelines and Codes	WPC	2021

Appendix A – Profile of the Neighbourhood Area

This is saved as a separate document, due to its size.

Appendix B – Criteria used to define the built core of Wallington village

Government guidance recommends that a set of criteria be used when defining the settlement boundary or built core of a settlement.

Such boundaries can exclude large gardens, orchards and other areas, which are considered to contribute significantly to local character. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village. For Wallington, areas identified within the Wallington Conservation Area Character Statement as significant green space¹ and significant trees contributing to the Weston-Green End Plateau Landscape Character Area, have been excluded from the built core.

The following criteria have been used in determining the built core for Wallington, with a commentary provided against each.

Criteria	Commentary
<p>Lines of communication - The boundaries trace the edge of the built up area, therefore excluding roads, paths, railways and other lines of communications.</p>	<p>The boundary excludes lines of communication.</p>
<p>Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.</p>	<p>The boundary has been drawn to exclude 'significant green space' within the village, as identified in the Wallington Conservation Character Area Statement. These are considered to contribute significantly to the local character of the area and should be safeguarded against development.</p>
<p>Planning History / Recent Development - You may wish to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village.</p> <p>Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.</p>	<p>The monitoring data held by NHDC records that two applications have been granted permission since 2011:</p> <p>09/01849/1 Land at Baldock Radio Station, Royston Road, Wallington: Change of use of land to provide new racehorse training facilities comprising 42 stables including feed, tack storage and office, two storage barns, one equine pool with plant room, solarium and sandroll, one warm up track, one horse exerciser and one six-furlong gallop. Associated staff accommodation comprising one Trainer's house, one temporary Assistant Trainer's mobile home and one temporary two bed staff mobile home. Associated works, access tracks and widening of existing vehicular crossover onto A505. (As amended by plans received 15th</p>

¹ <https://www.north-herts.gov.uk/sites/default/files/Wallington%20CA%20Character%20Statement.pdf>

	<p>December 2009). (The planned development was never built).</p> <p>13/01005/1: Bygrave Lodge Farm, Wallington, SG7 6QX: Single storey extension to existing crew hut to provide 4 bedroom dwelling for seasonal agricultural workers.</p> <p>No new planning applications for new dwellings are pending</p>
<p>Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village</p>	<p>The primary entrance to village is along Wallington Road, leading into Kitt's Lane. Secondary entrances – particularly by foot – are:</p> <ul style="list-style-type: none"> - The track to the west of the church (footpath/bridleway). - The eastern end of The Street, connecting the village to neighbouring Sandon, some 2 miles to the east. - The northern end of The Street (footpath/bridleway).
<p>Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.</p>	<p>Important amenity areas that contribute to the built form in Wallington are:</p> <ul style="list-style-type: none"> - The church and grounds - The village hall and playground - The village hall field, 'The Wick' - The ponds - Mutcheaps Field - The Park - 'Townsend Field' - Plough Paddock - New Close <p>Some of these are to be designated as Local Green Space</p> <p>The Conservation Area covers a large proportion of the village.</p>



The built core has been drawn to facilitate an appropriate level of proportional growth within the plan period, which is anticipated to be small in scale. There are no site allocations within the emerging Local Plan pertaining to Wallington.

Appendix C – Wallington Design Guidelines and Codes

This is saved as a separate document, due to its size.

Appendix D – Non-designated heritage assets

There are 19 individual/ collections of historic buildings and structures currently nationally listed in Wallington. A list can be found here: <https://britishlistedbuildings.co.uk/england/wallington-north-hertfordshire-hertfordshire>. The following non-nationally listed assets were identified as being of local historic interest and are identified as non-designated heritage assets.

<p>1. Village Hall</p>	
	<p>Address: The Street</p> <p>Significance: Aesthetic, historical and community value</p> <p>Asset type: Building</p> <p>Description of local significance: The Village Hall was originally the Village School and funded along with a separate house for a school mistress by bequest from a local church minister. The main school building dates from the mid 19th century but ceased use as such in the 1930s, other than during the Second World War when it was reopened to help support evacuee children.</p> <p>Since then, it has served as a Village Hall and important social hub for the village. Architecturally of note are the traditional Hertfordshire flint SE wall and the external clock which requires regular hand winding. Photographs of the front of the hall are regularly used in both District and County Council publicity.</p>
<p>---</p>	
<p>2. Village Bus Shelter</p>	
	<p>Address: The Street (outside the Village Hall)</p> <p>Significance: Aesthetic, historical and community value</p> <p>Asset type: Outdoor structure</p> <p>Description of local significance: Wooden Structure with internal bench seating and peaked shingle roofing. Built in 1960s and repaired in the 1990s by community effort. It provides shelter for walkers etc. in inclement weather. Although there are no scheduled bus services, it remains a pick-up point for the school bus, and is currently a</p>

	designated stop for the HertsLynx on-demand bus pilot scheme.
--	---

3. Well Pond Structure	
	<p>Address: Just off the Street to the south of the village</p> <p>Significance: Aesthetic, historical and community value</p> <p>Asset type: outdoor structure</p> <p>Description of local significance: The well pond was the main source of water for the village since at least Domesday Book times until the provision of mains water in the mid 20th century and water still flows constantly from the spring all year round. The original date of the brick structure is unknown. It may be mid-Victorian, like many other improvements to the village led by Rev George Robert Tuck. It had fallen into disrepair and was rebuilt during the 1980s as part of a youth training scheme. Its surrounds were a traditional gathering site for villagers.</p>

4. 11 – 13 The Street	
	<p>Address: 11-13 The Street</p> <p>Significance: Aesthetic, historical and community value</p> <p>Asset type: Building (pair of semi-detached cottages)</p> <p>Description of local significance: This pair of mid-Victorian cottages are examples of cottages in traditional Hertfordshire vernacular with key architectural features being the hood mouldings above the windows and doors. A number of original windows enhance the attractive aspect of the cottages and the westerly facing roof features traditional clay peg tiles.</p>

5. Village Pump




Address: located on the grass verge, close the boundary between The Wick and the village hall play area.



Significance: Aesthetic, historical and community value


Asset type: infrastructure/ water pump

Description of local significance: Wallington has benefited historically from natural springs and ponds arising from the underlying chalk strata. Before the arrival of mains water in the mid-20th century, this pump, which is situated to the south side of the lower Street adjacent to the playground and the Wick, was the main water source for most of the village. The pump is mentioned in the diaries of George Orwell.

Appendix E - Detail of locally significant views

Number	Description	Photograph
KV1	<p>From The Street, looking north, illustrating its enclosure from buildings rising from behind narrow planted strips and tree growth which produces a tunnel effect.</p> <p>(Photo needed from further down the road, showing Derby Arms Cottage)</p>	

<p>KV2</p>	<p>From the junction of The Street and Kit's Lane, looking south, showing the Grade II listed late 16th century 3 and 5 (1176371). Its retained jettied side elevation on the road provides a historic interest to the area. Manor Farm Great Barn (1176396) is a key part of the farmyard that inspired Orwell's Animal Farm.</p> <p>The two ivy-clad stumps mark the start of the old postmans path, which cuts across Mutcheaps and the Chase Meadoes to KV12.</p>		
<p>KV3</p>	<p>From Kit's Lane, looking east, depicting the hollow way, which defines the street with greenery and margin planting. The chimney stack of the former Plough Public House (1102682) is highly visible in the background.</p>		

<p>KV4</p>	<p>From The Street, looking north, past the Grade II listed late 16th century 3 and 5 (1176371), and the Grade II listed Great Barn at Manor Farm (1176396), a key part of the farmyard associated with Orwell's Animal Farm, toward the junction with Kit's Lane and the former Plough Public House (1102682) in the background.</p> <p>(Photo needed from further down the road, to show view of The Plough between the barn and 3/5 Kit's Lane)</p>	
<p>KV5</p>	<p>From the southern end of The Street, looking north, past non-designated buildings making up the street frontage (2-4, The Street) and Manor Farm, with 3-5, The Street (1176371) visible in the distance through the trees.</p>	

KV6

From south-east of the Grade II* Church of St Mary (1347337), looking toward the church. This view shows the scale of trees, and the sense of enclosure in and around the church which limits views of the building. In the background is the gable of Wallington Chase, the former rectory and some of the numerous trees planted around the house to form the pleasure grounds.



KV7



View along FP44 across “The Park” (significant green space in the Conservation Area Character Statement), between the avenue of trees.





KV8

View across “The Wick” from The Street towards Manor Farm and Manor Farmhouse.



<p>KV9</p>	<p>View across open countryside from the Southern end of “The Back” (FP32) looking in an Easterly direction. The footpath s thought to date from at least the medieval period and is a prominent feature of a ‘strip’ village layout.</p>		
<p>KV10</p>	<p>View across open countryside in a South and Westerly direction from FP47 close to its intersection with the Western end of Church Lane. (Eastern end of the Chiltern Hills)</p>		



<p>KV11</p>	<p>View across “The Warren” towards Quickwood along FP36 towards its junction with FP45 and Bury Wood, encompassing natural ponds and thickets within the “The Warren” field, plus remnants of ancient structures including mounds identified as kilns by renowned archaeologist Tony Rook. (Eastern end of the Chiltern Hills)</p>		
<p>KV12</p>	<p>View across open countryside in a Westerly direction from the intersection of FP47 and FP22 close to the North Western corner of the garden of The Chase. (Eastern end of the Chiltern Hills)</p>		

<p>KV13</p>	<p>View across open countryside in a West and North-Westerly direction from a bend in FP26, alongside the Western edge of the "The Park". (Eastern end of the Chiltern Hills)</p>	
<p>KV14</p>	<p>View across open countryside and the Northern end of The Street from the junction of FP25 and FP26, facing in a North Easterly direction. (From the Eastern end of the Chiltern Hills, looking towards Cambridgeshire)</p>	

KV15

View towards Wallington from Wallington Road from the crest of the hill, showing the ring of trees surrounding the village, so that no houses are visible. (Map 2)



<p>KV16</p>	<p>View towards Wallington from the junction of FP33 with Cat Ditch Road, showing trees and hedges surrounding the village. Only Manor Farmhouse and Bury Farm buildings are visible. At least three types of orchid have been spotted in the bordering set-aside strip.</p>	
<p>KV17</p>	<p>View from FP27 towards Sandon and Redhill, at the highest point – the kissing gate where the footpath passes from New Close Meadow to New Close Field, adjacent to Wallington Bury Farm barns.</p>	

KV18

View from FP27, New Close Meadow, towards the duck pond and village, with Well Pond area of trees to the left, and Mutcheaps Meadow beyond the pond. This view also takes in possible house platforms (to the right), noted by Gill Burlie Letchworth, the archaeologist who supervised the digging of the Roman cemeteries at Baldock.



KV19

View of church and duck pond area
across Mutcheaps Meadow from the
junction of FP31 and FP22.



KV20

View across Chase Meadow from the junction of FP31 and FP22.



KV21

View towards duck pond area across
Mutcheaps Meadow from St Mary's
Churchyard (church path)



KV22

View from duck pond towards St Mary's Church (Grade 2* Listed) across Mutcheaps Meadow



Appendix F – Detail of Local Green Spaces

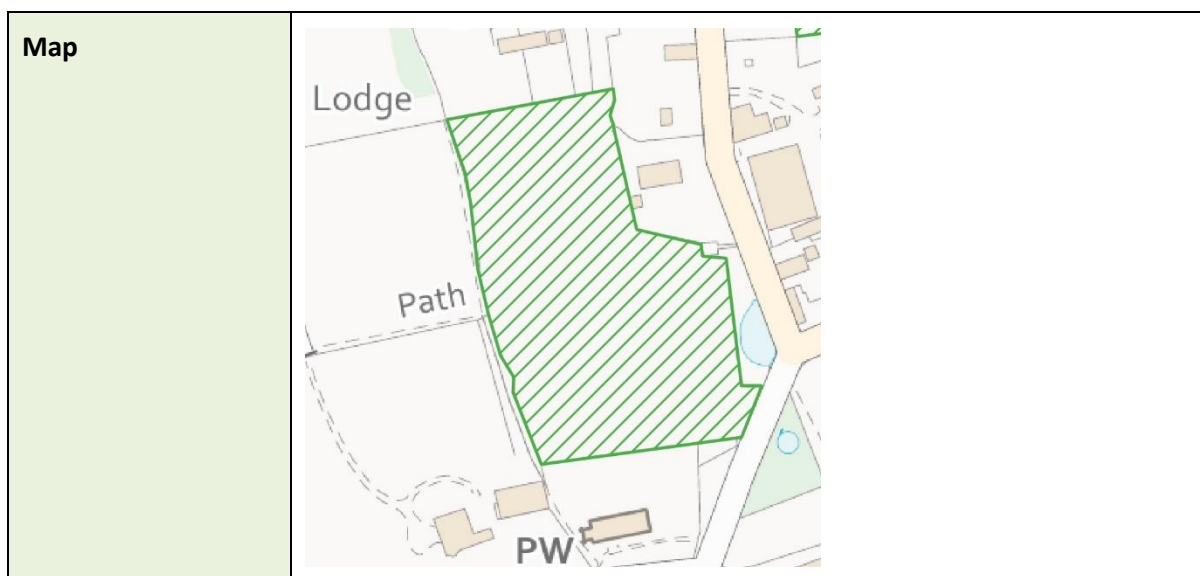
LGS1: Mutcheaps Field

Address and location	Field located to the north of Wallington Churchyard.
Ownership details	Privately owned.
Description and purpose / current use	This is an open field located to the north of Wallington churchyard.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	Ref: 21/02860/FP - Change of use from agricultural land to residential garden land, submitted 05/10/2021.
Access & proximity including how close to the community it serves	The field sits at the heart of the village, immediately behind the Church, and is speculated to be the location of some of the earliest settlements in the area. A footpath runs parallel to its western boundary.
Demonstrably Special?	<p>Wildlife: There have been sightings of ring ouzels using the field in both spring and autumn as a stopover during migration. Ring ouzels are a Red List species of conservation concern in the UK. Buzzards and barn owls regularly patrol the field. Common shrew and field vole are present based on sightings along the adjoining footpath. There are also rabbits, muntjac and signs of badgers on the adjoining path.</p> <p>Beauty: The view from The Street across the North Eastern corner of the field toward the Church is highly valued and was mentioned by 11 respondents to the Green Spaces survey carried out within the village.</p> <p>Historic: Registered site of possible archaeological interest.</p>
Local in character?	Yes. 0.149 ha.

Photo





Photos show the field and a ring ouzel, taken in April 2020



LGS2: The Chase Meadow


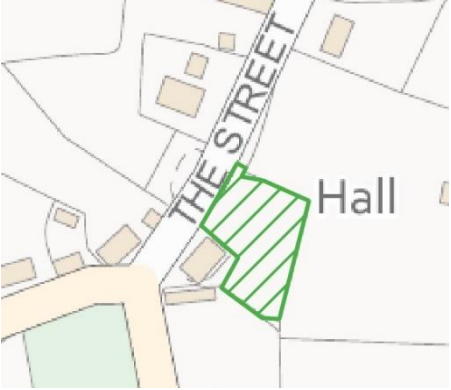
Address and location	Meadow located to the north of the church.
Ownership details	Privately owned.
Description and purpose / current use	Open field to the West of Mutcheaps Field, between the gardens of Wallington Chase and the Lodge.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	<p>Adjoining Mutcheaps Field, The Chase Meadow is located on the western edge of the village bordered by three footpaths: two within its eastern and northern borders and one just beyond its western border. As such, it provides important animal corridors and routes for walkers from the centre of the village to the Western fields.</p> <p>There is also a registered footpath that runs diagonally from the entrance to the lodge through the lodge garden and across the meadow to the gate in the SW corner.</p>
Demonstrably Special?	<p>Wildlife: A range of birds roost and nest in the trees on the field's southern edge, including tawny owls, barn owls and red kites. Muntjac deer, badgers, foxes and bats are among the mammals that have been seen using the meadow, and common shrew and voles are present based</p>

	<p>on sightings along the adjoining footpath. There are some significant trees on the site.</p> <p>Beauty/Tranquillity: An unusually tranquil site, bordered by high trees on three sides, the field offers unique views from the heart of the village towards the open fields in the West.</p>
Local in character?	0.77 ha.
Photo	
Map	

LGS3: Village Hall Playground

Address and location	Adjacent to village hall on The Street.
Ownership details	Owned by Wallington Farms. Used by the Wallington Village Hall Committee under a Licence granted by John Wallace on 9th February 1988.
Description and purpose / current use	This is an L-shaped garden area to the north-east of the village hall. It comprises a field, which is mown and used for informal recreational activities. There is also a children's playground on the site.
Any designations	None.

Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves (in meters)	The village hall and its adjoining garden playground are at the centre of the village and well-used by local residents. The playground provides a much-valued area for families.
Demonstrably Special?	Recreation: The village hall and its garden are the heart of the village community. It is the site of numerous events through the year, including regular pub nights, coffee mornings, local celebrations and the village fete. The childrens' playground equipment is much utilised and was upgraded in 2019 and the garden has been particularly valuable recently as a site of outdoor meetings under Covid restrictions. The views over the adjoining Wick are much prized.
Local in character?	0.11 ha.

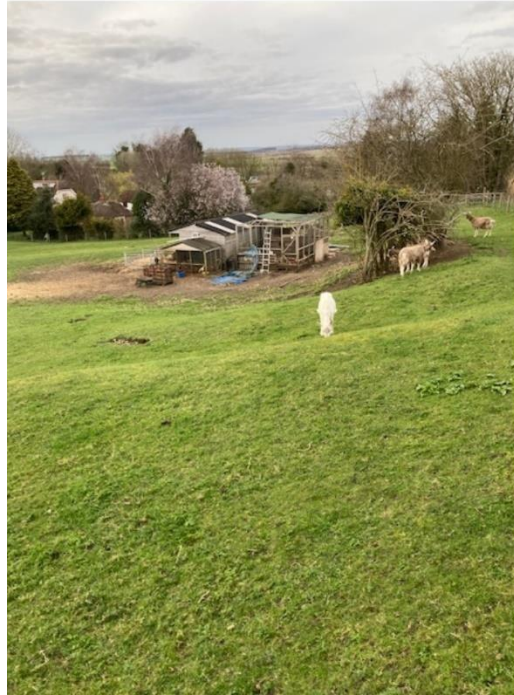
<p>Photo</p>	
<p>Map</p>	

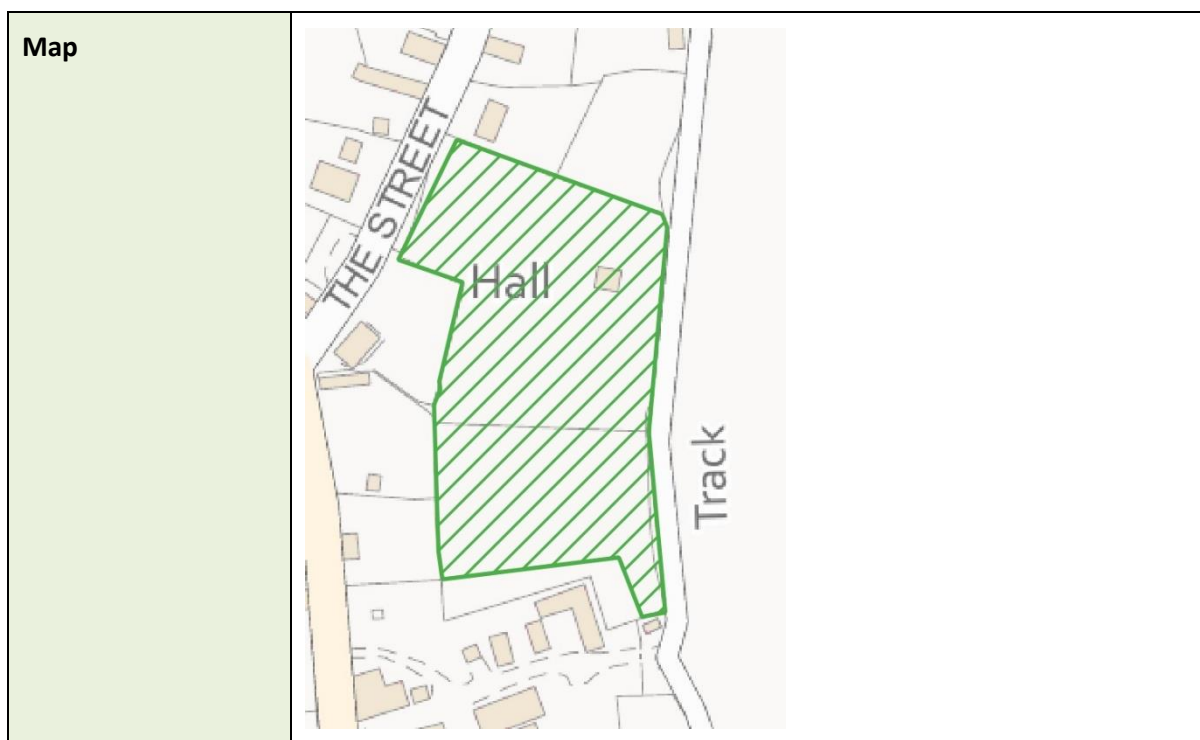
LGS4: The Wick

<p>Address and location</p>	<p>The Wick lies between Manor Farmyard to the south, the Street and the houses along The Street to the west, No28 The Street and gardens to the north, and arable land to the east.</p>
------------------------------------	--

Ownership details	Wallington Farms
Description and purpose / current use	<p>The Wick is a fenced permanent grassland area of approximately 1 ha (2.47 acres) in size that lies between Manor Farmyard to the south, the Street and the houses along The Street to the west, No28 The Street and gardens to the north, and arable land to the east. It slopes from its eastern side down towards the village so that as one goes along the Street the eye is drawn up its slope across the northern section of the meadow.</p> <p>There is a hedge along its eastern boundary and part of its northern boundary and a variety of trees along the western boundary. There is a gate from the Street into the Wick and also one from Manor Farmyard.</p> <p>In recent years some shelters have been erected by the grazing tenant in which to house her collection of farm animals.</p>
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The Wick backs on to some of the houses and the Village Hall that are situated on the eastern side of the Street and forms part of the scoop of the valley in which Wallington sits.
Demonstrably Special?	<p>Wildlife: A great variety of wildlife has been sighted in The Wick by local residents. Mammals include field mice, bats, foxes, badgers, voles and muntjac and roe deer. Frogs and stag beetles have been recorded here. Bird sightings include: buzzards, red kite, herons, owls (barn and tawny), green woodpeckers, jackdaws, swallows, grey wagtails, fieldfare, pheasants, and kestrels.</p> <p>Recreation: It is private land that is let to a village resident who keeps numerous different farm animals in the meadow. The presence of farm animals within the village bounds was reported as an important characteristic of the village by many residents in a recent village survey, and seeing the sheep, goats, chickens etc gives pleasure to some villagers.</p> <p>Beauty: The slope and topography of the field is very attractive and gives a pleasant setting to that part of the village.</p> <p>Tranquillity: The open space right next to the village and village hall and the sound of the farm animals in the distance adds to the rural atmosphere of Wallington.</p>
Local in character?	This is a very small meadow but very close to the centre of the village.

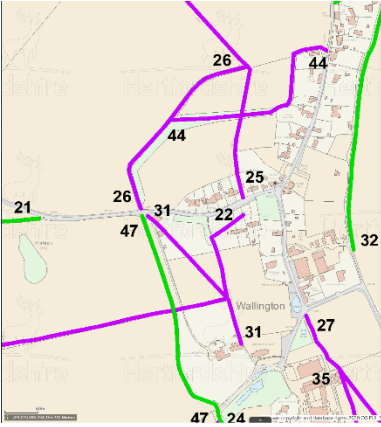
Photo




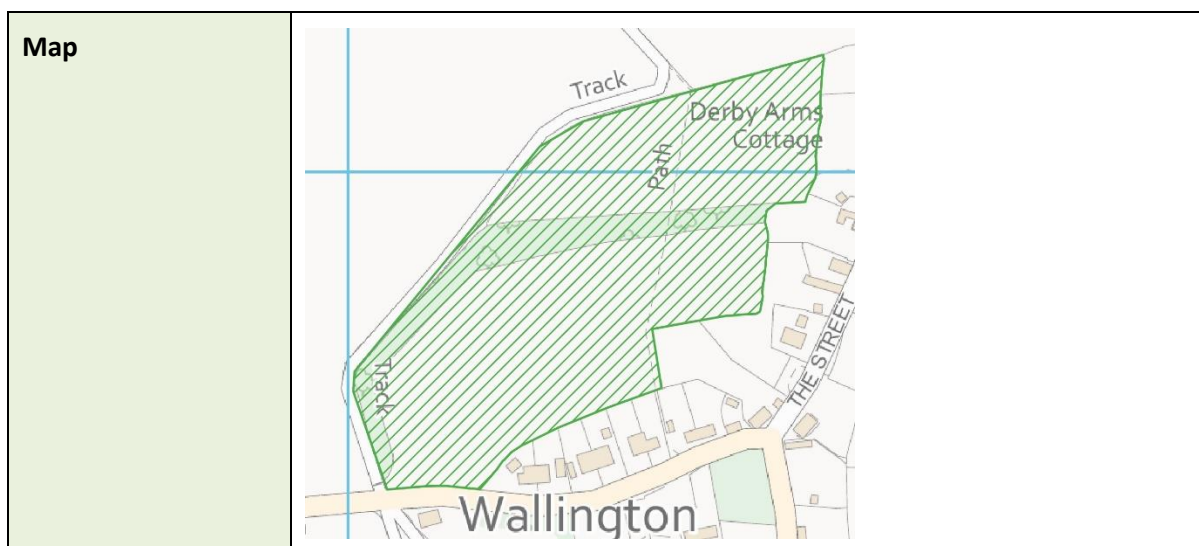


LGS5: The Park

Address and location	Located to the northwest of the village.
Ownership details	Wallington Farms Ltd. Two partners of Wallington Farms Ltd. are active participants in the Neighbourhood Plan Working Group and they support the area to be designated as a significant green space within the plan.
Description and purpose / current use	<p>This is an area of grassland typically used for low-intensity grazing. There are well-established hedges and trees around the area, and it is crossed by several footpaths. FP 25 crosses in a north south direction, FP 44 enters at the kissing gate in the west side of the park and crosses to the east between the lines of beech trees and then exits at the north eastern corner of the field.</p> <p>FP26 skirts around the outside western edge of the Park next to a copse of beech trees along the edge of the Park and further north, a hedge.</p>
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close	The Park borders the back gardens of 8 to 17 Kits Lane and 15 to 25 The Street. It is crossed by footpaths 44 and 25.



<p>to the community it serves (in meters)</p>	
<p>Demonstrably Special?</p>	<p>Wildlife: The Park has not been cultivated for arable farming within living memory. The area is enclosed by established high hedges and mature trees on two sides, screening it from open farmland, and by garden fences and hedges on the remaining two sides. It is managed with a very light touch, used for low-intensity grazing and crops of hay. As a result, the meadow areas of The Park are carpeted with wild flowers at various times of the year and it is a haven for a wide variety of wildlife.</p> <p>Notable insects include native hornets, butterflies (gatekeeper, meadow brown, marbled white), cinnabar and red burnet moths. Mammals seen include rodents – mice, shrews and voles – brown hares, rabbits, and hedgehogs are likely using it to travel between gardens (where they are frequently seen) that back onto The Park. Owls hunt over the meadow, and both tawny and barn owls have in the past nested in some of the trees. Red kites, buzzards and corvids patrol the area. Pheasants are regularly seen.</p> <p>An avenue of mature beech trees crosses the centre of The Park along the line of footpath 44, and other mature trees grow within The Park itself and in its boundary hedge to the West and North West. (See historical information for more information about the project of tree-planting in Wallington).</p> <p>Recreation: There are two footpaths going through The Park, and it is in regular use by walkers. FP 25 crosses in a north south orientation, FP 44 enters at the kissing gate in the west side of The Park and crosses to the east between the lines of beech trees and then exits at the north eastern corner of the field. Also, FP26 skirts around the outside western and north-western edge of The Park next to a copse of beech trees and further north, a hedge – See map below.</p>  <p>Beauty: The side of The Park nearest Kits Lane is recognised as an area of significant green space within the Conservation Area Character Statement, and the avenue of trees is recognised as a significant area of trees. It is an unspoiled area of traditional meadow, increasingly rare in the UK, acting as a buffer between the village and from intensively farmed arable land.</p>

	<p>The avenue of trees running across The Park is a distinctive feature, with a scale and quality rarely seen outside the grounds of stately homes.</p> <p>Tranquillity: The Park is a haven of tranquillity, although extremely close to the centre of the village. It is sheltered from traffic noise and modern agricultural activity, and as such it is an exceptionally peaceful location.</p> <p>Historical: The avenue of beech trees across the park is thought to have been planted in the 1960's by Rev George Robert Tuck as part of a project to screen the village from wind by enclosing the whole settlement in a double ring of trees, and possibly in memory of his son Edward John Tuck, b.1839, d. 1860.</p>
<p>Local in character?</p>	<p>The Park is an enclosed green space adjacent to the village core and is approximately 4.1 ha in size.</p>
<p>Photo</p>	 <p>The 'Photo' section contains four images arranged in a 2x2 grid. The top-left image shows a close-up view of a path or clearing within an avenue of tall, mature beech trees with light-colored bark. The top-right image shows a wide, grassy field with a line of trees in the background under a clear blue sky. The bottom-left image shows two horses, one light brown and one white, standing in a field of tall, golden-brown grass with a dense green tree line behind them. The bottom-right image shows a field of green grass with numerous yellow wildflowers, with a line of trees and a blue sky with scattered white clouds in the background.</p>



LGS6: Plough Paddock

Address and location	To the west of The Street, opposite the Village Hall.
Ownership details	Wallington Farms
Description and purpose / current use	This is a field opposite the Village Hall. The field is often used by residents for local events.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves (in meters)	The site is close to the centre of the village, opposite the Village Hall.
Demonstrably Special?	<p>Recreation: The field has occasionally been used for events such as the Village Fete.</p> <p>Beauty: The view from the Street has been favourably commented by residents.</p> <p>Historical: None known but historical map suggests that there may have been a route from the village via this area (no accredited evidence).</p>

	
<p>Local in character?</p>	<p>The site is fairly small in size. 0.15 ha.</p>
<p>Photo</p>	

	 <p>The top photograph shows a gravel area with a few cars parked, bordered by a grassy field and trees. The bottom photograph shows a grassy field with a fence in the foreground and trees and buildings in the background.</p>
<p>Map</p>	 <p>The map shows a street labeled 'THE STREET' and a building labeled 'Hall'. A green hatched area is highlighted on the map, indicating the location of the site.</p>

LGS7: St Mary's Wallington Churchyard

<p>Address and location</p>	<p>Located in the southern part of the village.</p>
------------------------------------	---

Ownership details	Diocese of St. Albans
Description and purpose / current use	This is the churchyard surrounding St. Mary's Church Wallington. The churchyard area in front of the church is used for the annual Village Fete, an important community and fundraising event in the village's annual calendar.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None, but the Diocese or PCC would want the right to add church related facilities in future e.g. mower storage or toilets etc. This is not considered to be out of keeping with the LGS designation.
Access & proximity including how close to the community it serves (in meters)	St Mary's churchyard sits at the south west of the village and has been part of village life for centuries. The Hertfordshire Way runs past the churchyard and there are public footpaths through the churchyard too.
Demonstrably Special?	<p>Wildlife: The church and churchyard support a variety of bird life, including spotted flycatchers, and there are also bats roosting in the church. Spotted flycatchers are summer migrants and are red listed on the UK government's list of birds of conservation concern [current list, updated Jan 2022]).</p> <p>Recreation: Walkers visit the church which is kept open for visitors and there is a bench in the churchyard for visitors to use.</p> <p>Beauty: The area reflects the changing seasons as it is surrounded by deciduous trees and there are snowdrops, daffodils, cowslips and wildflowers that are encouraged to thrive in the grassy area.</p> <p>Tranquillity: The churchyard is an area of natural beauty and peace open to visitors all year round.</p> <p>Historical: St Mary's church, built during the 14th and 15th centuries, is an important historic monument in the life of the village and is a protected building (grade II* listed). Eric Blair (George Orwell) was married in the church.</p>
Local in character?	Yes.

Photo




Map



LGS8: Kitt's Piece

Address and location

Located in the centre of the village on the corner of The Street and Kit's Lane.

Ownership details	Leased by Rushden and Wallington Parish Council from North Hertfordshire District Council.
Description and purpose / current use	Kitt's Piece is a small grass and wooded area to the south side of Kits Lane and adjacent to the Kits Lane and The Street road junction. Les Arbres and No.1 Kits Lane gardens bound it to the south and west respectively. There are a variety of trees, primarily deciduous, mature with newer saplings planted to maintain and replenish the area.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves (in meters)	Kitt's Piece is at the main junction in the core of the village at the confluence of the upper and lower Street and Kits Lane. It is also the start of Postman's Path footpath which was a main pedestrian route from the lower village to the church.
Demonstrably Special?	<p>Wildlife: Muntjac and fallow deer use the land as part of a wildlife corridor through the village. Tawny Owls are seen and heard, and the dead branches on one of the trees has provided a regular perching spot for spotted flycatchers nesting nearby. Evidence of fox and badger activity is apparent.</p> <p>Recreation: The grass bank is occasionally used by walkers and other visitors</p> <p>Historical: The writer George Orwell used to keep goats on the land in the 1930s.</p> 
Local in character?	Small. 0.11 ha.
Photo	



Map



LGS9: Wallington Village Pond

Address and location	Located on the western side of The Street in the southern part of the village.
Ownership details	Rushden and Wallington Parish Council
Description and purpose / current use	This is the village pond and its surrounding area, adjacent to The Street.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The village pond is in the centre of the village and adjacent to the through road (The Street) that passes through the village. The Hertfordshire Way and Icknield Way pass by the Pond which is fed from the Well Pond at the top of the hill and in turn feeds the stream that runs down through the village of Wallington (and is part of the history of the village). There is also a grassy bank which is part of the area under which the stream flows through a pipe.
Demonstrably Special?	<p>Wildlife: The pond supports a variety of bird life including nesting ducks, moorhens and grey wagtails, and also has visiting herons and spotted flycatchers. The pond attracts a variety of water creatures including frogs, sticklebacks and dragonflies.</p> <p>Recreation: The pond offers a green space adjacent to the road and can be used by walkers as there is no pavement.</p> <p>Beauty: The area reflects the changing seasons as it is surrounded by deciduous trees and is maintained by the local villagers.</p> <p>Historical: The Village pond was an important link in the water supply that runs from the source (Well Pond at the top of the village) down The Street.</p>
Local in character?	Yes, the pond is small in size and an integral feature of the village.

Photo



Map

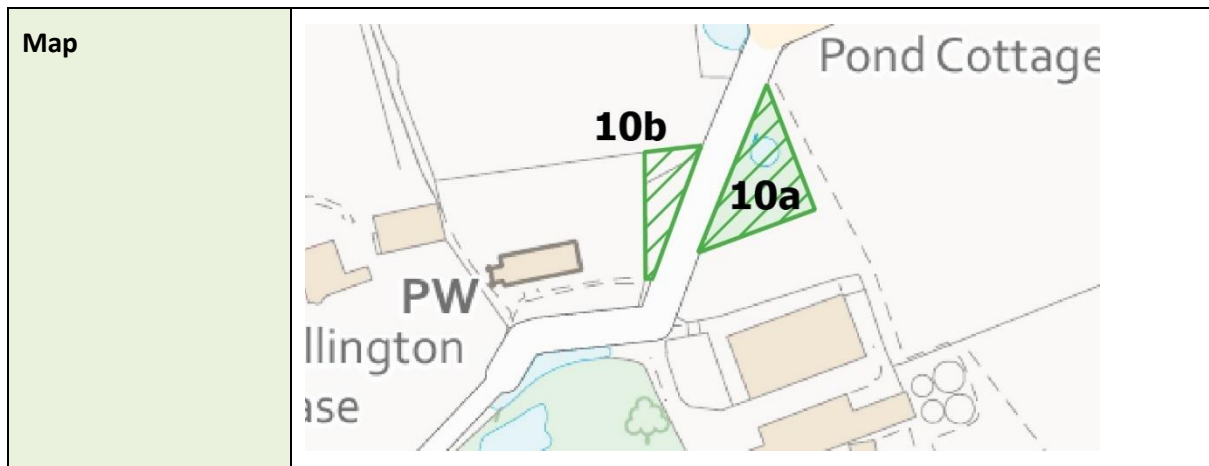


--

LGS10: The Well Pond and surrounding area, including the Church bankside opposite


Address and location	East of St Mary’s Church.
Ownership details	Well Pond: Belongs to Wallington Village (common ownership owing to its historical functionality). Bankside: the lane alongside the bank, which leads to the church, is maintained by Hertfordshire County Council, but ownership of the bankside is unclear.
Description and purpose / current use	<p>The well pond area is a sheltered green space at the southeast end of the village. The area is enclosed by fencing and has a number of mature trees, a path winding through the area, wooden benches and a picnic table. The well itself was first enclosed by brickwork in Victorian times, although the spring it houses was significant to the village since first settlement, providing a reliable supply of fresh, clear water. Before the arrival of mains water, water from the spring was piped downhill to a pump by what is now the village hall.</p> <p>The bankside that lies opposite the well pond area, just across the lane to the church, is a site of mature trees and wildflowers such as snowdrops and primroses. The area is adjacent to the east side of the churchyard and is noted as a significant area of trees in the Wallington Conservation Area Character Statement. The bank itself is thought to enclose medieval relics of earlier settlement within.</p>
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The well pond and surrounding area is located within the village, lying close to the village pond and St Mary’s Church.
Demonstrably Special?	Wildlife: The well pond is used during the summer months by spotted flycatchers that may be seen flitting out from their perches among the trees close to the well to catch the insects flying over the water (spotted flycatchers are summer migrants and are red listed on the government’s list of birds of conservation concern [current list, updated Jan 2022]). Bats also frequent this area to catch moths and other night-flying insects during spring through autumn. In the late winter, the site is notable for its bed of yellow winter aconites and clumps of snowdrops.

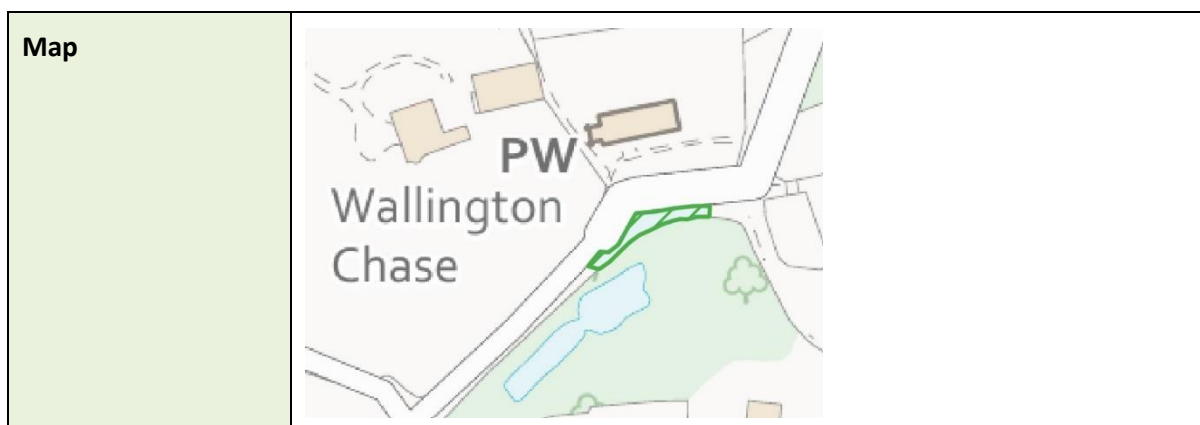
	<p>Recreation: It is a tranquil place that is used for recreation and as a resting spot for walkers and cyclists passing through the village. There is a seating/picnic area within the space.</p> <p>Beauty: With its stand of mature trees and wildflowers, the area is an attractive spot.</p> <p>Tranquillity: The leafiness of its set-back enclosed location, together with the sound of the spring water trickling down the bank and the birdsong from the trees, create a place of tranquillity.</p> <p>Historical: The location of the spring that made Wallington a site suitable for settlement: wooded and well sheltered from westerly gales, with a never-failing supply of fresh water from the spring. Some traces of historical settlement have been found in the bankside.</p>
<p>Local in character?</p>	<p>0.071 ha.</p>
<p>Photo</p>	<p>Well pond:</p>  <p>Bankside:</p> 



LGS11: Carter's/Parsons Pond



Address and location	South of the Church.
Ownership details	Wallington village (common ownership owing to its historical functionality)
Description and purpose / current use	<p>Carter's pond lies opposite the main entrance gate and boundary wall of St Mary's Church, on the other side of Church Lane (see Figure 1). It is also known as Parson's pond because of its proximity to the church (see map below, Figure 2). It is a long narrow pond, typical of cart ponds built during the 18th and 19th centuries, which were designed with solid stone/brick bases to allow a horse-pulled cart to be drawn through from one end of the pond to the other. This process aided wheel tightening, cleaning and preventing wheels from shrinking or warping during prolonged dry weather. The drainage for Carters' pond is by pipe underneath the Churchyard, and the curb edging the pond is designed with three holes in the brickwork to allow water to run off Church Lane into the Pond. These holes need to be cleared regularly to stop flooding and puddling on Church Lane.</p> <p>Regular pond clearing of and maintenance of drainage is organised and carried out voluntarily by village residents.</p>
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.

<p>Access & proximity including how close to the community it serves (in meters)</p>	<p>Carter's pond is located within the village, lying close St Mary's Church.</p>
<p>Demonstrably Special?</p>	<p>Wildlife: Carter's Pond is used by mallard ducks and moorhens as a sheltered spot to rest and feed in. Bats also frequent the area to catch moths and other flying insects over the water, as do spotted flycatchers during the summer months. The site is characterised by its flag irises and rushes. Dragonflies and damselflies are also present.</p> <p>Beauty: The display of yellow flag irises is an attractive feature.</p> <p>Tranquillity: The pond contributes to the tranquil setting of St Mary's Church.</p> <p>Historical: As described under 'Description' above, Carter's Pond has historical value as an important asset of the village, its presence reflecting the agricultural history of Wallington.</p>
<p>Local in character?</p>	<p>0.045 ha.</p>
<p>Photo</p>	



LGS12: The Spinney

Address and location	Southern side of Kit's Lane.
Ownership details	The spinney is owned by North Hertfordshire District Council. It is leased by Wallington & Rushden Parish Council.
Description and purpose / current use	<p>The Spinney is a small patch of woodland on the south side of Kits Lane, at the start of a footpath that leads from Kits Lane to St Mary's churchyard. The Spinney is bound by the boundary fencing of the Lodge garden that runs alongside the path, Kits Lane, and the garden of number 7 Kits Lane.</p> <p>The patch of woodland contains mature trees and some tree saplings planted by volunteers to help rejuvenate the spinney after several trees had to be cut down for safety reasons due to storm damage or age/disease. The new saplings are being monitored and cared for by village residents.</p>
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves (in meters)	The Spinney is located close to the village and accessed by local residents.
Demonstrably Special?	<p>Wildlife: The spinney is frequented by tawny owls, which may nest within this patch of woodland. Deer (muntjac and fallow), foxes and wood mice and shrews have been seen in the spinney. There is evidence of badger activity, and bats are seen flying around the trees and above the footpath on summer evenings. The spinney connects with other green spaces within Wallington and thus is likely part of an important wildlife corridor. The</p>

	<p>dense undergrowth includes various “habitat piles” of fallen and cut branches. There is a carpet of native snowdrops in winter / early spring.</p> <p>Recreation: The spinney has a well-used footpath running through it, which leads to the church and connects with the Hertfordshire Way and the footpaths running through Chase Meadow.</p> <p>Tranquillity: The stand of native deciduous trees together with the ground vegetation lend a sense of calm and shelter.</p>
<p>Local in character?</p>	<p>Yes. 0.018 ha.</p>
<p>Photo</p>	<p>View from Kits Lane:</p>  <p>View from path running through the spinney, showing some of saplings that have been planted as part of ongoing maintenance of the wood. Note, photograph taken during winter:</p> 



--

LGS13: The Common

Address and location	Wallington Common is an area of woodland 1 km south of Wallington. OS 100 km grid square TL23.
Ownership details	Owned by the Wallington Common Trust.
Description and purpose / current use	A 4.2 ha area of woodland known as Wallington Common Nature Reserve. Rights on the land are noted by common-land.com as cattle, ponies and pigs. Estovers (6) Turbary (5) Pannage (3) Herbage (3).
Any designations	Designated as a nature reserve by Wallington Common Trust. It is a Local Wildlife Site.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves (in meters)	This area of woodland lies 1 km south of Wallington, between the village and Shaw Green, and is directly linked to the village by a well used bridleway and the Hertfordshire Way.
Demonstrably Special?	Wildlife: As a nature reserve, this patch of previously coppiced woodland provides undisturbed habitats featuring dense thickets and some mature trees. Sparrowhawks, thrushes, wrens, nuthatches and treecreepers have been observed, and the area is frequented by deer. Recreation: The bridleway that runs alongside Wallington Common is a popular and well used path for walkers and horse riders.
Local in character?	Yes.

Photo



Map

