

Wormbridge – A Vision for a Sustainable Future

WHITFIELD
ESTATE

The Whitfield Estate is making a planning application for a scheme to build 70 new homes in Wormbridge, along with an enlargement of the adjacent Business Centre. This application follows the public consultation day in May 2018.

The Clive family of the Whitfield Estate have been involved in Wormbridge for many generations and the purpose of the scheme is to contribute to a sustainable future for the village and its economy.

All proceeds from the sale of the residential plots will be re-invested into the expansion of the Business Centre.

We believe that Wormbridge is very well placed to benefit from a significant number of new homes for a number of related reasons:

- good road links, including bus routes, and proximity to railway stations
- expanded local employment opportunities
- existing capacity in the local water treatment plant
- layout which takes advantage of the contours of the site and its natural features
- vernacular house designs, from a local developer with a very good reputation, with air source heating and good broadband
- innovative social housing proposal, with some rented homes being owned by a farming charity
- thriving childcare business in a purpose-built new building
- new café and bed and breakfast
- existing old ponds that will be the heart of the public open space
- significant carbon offset through improvements to soil quality in the surrounding farmland and tree planting.



Road and Rail Links

Wormbridge is only 9½ miles from Hereford Station and 16 miles from Abergavenny Station. It is also 12 miles from the Wilton roundabout near the start of the M50. It is on two bus routes (one of which stops six times daily in each direction) and it is 7 miles from the A465 junction with the proposed Hereford bypass.

New flexible space for small businesses

The Wormbridge Court Business Centre currently has 27,000ft² of workspace and its twelve businesses employ about 85 people. In 1999 the site consisted of 8,000ft², employing 15 people, and all the further units have been built by the Estate in response to demand.

The current application would add 10,000ft² of workspace, all in units of modest scale that are in keeping with the listed buildings and are suitable for small businesses.

This is in addition to the proposed café and B&B.

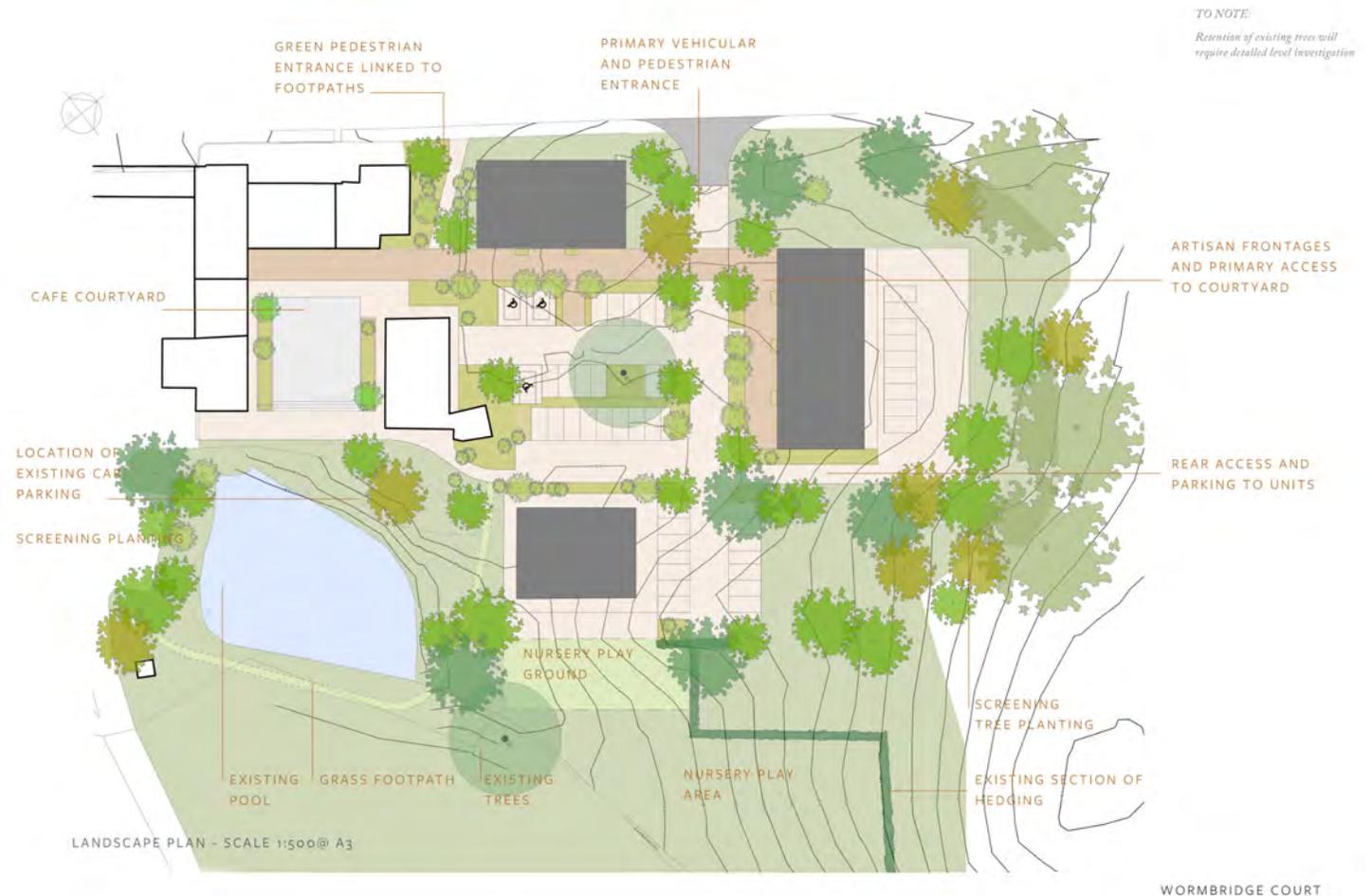
Water treatment capacity

The Wormbridge sewage treatment plant at Grove Park is about 300m from the centre of the residential development and Welsh Water have confirmed that it has capacity for 70 more houses.

Layout

The heart of the residential scheme faces the A465, reflecting and respecting the listed farmhouse and barns at Wormbridge Court, as well as the linear nature of the existing village. It will have a network of footpaths linking the houses to the bus stop, the café and the Business Centre.

The main vehicle access will be from the Abbey Dore lane.



House designs

The Estate have partnered with Bell Homes to design a varied mixture of traditional house sizes and types, inspired by Bell Homes' well-received scheme in Bodenham. They will be heated by sustainable air source heat pumps and have high speed fibre optic broadband.

Social Housing

This scale of scheme will create twenty-four social houses, half for affordable sale and half for rent at reduced rates. We are proposing an innovative plan for the social rented housing where ownership is shared between the Estate itself and The Addington Fund, an agricultural benevolent charity with a particular focus on assisting generational change in farming families.

Childcare

Bridges Childcare will move from its existing building to a new site in the Business Centre, still with the very large grass play area that sets it apart from its competitors. The move will position the childcare business close to a new café.

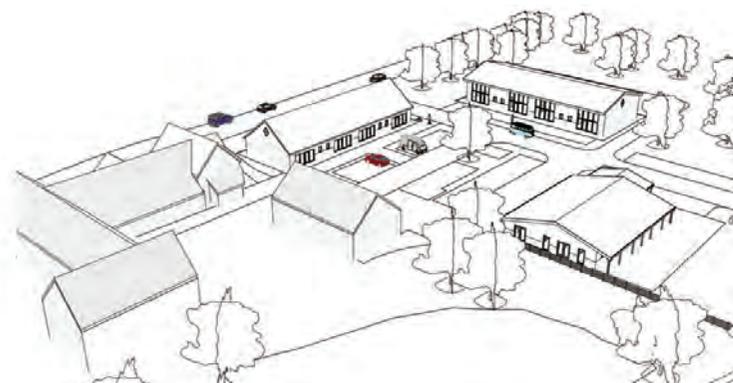
Café

The new artisan units will be built close to the traditional farm buildings. We are proposing that the existing farmhouse incorporate a café and bed and breakfast. The current application is for changing the use of that listed building but an application for listed building consent for necessary alterations will follow.

The expanded commercial area will be carefully landscaped to a design by local landscape designer Robert Myers and the café will be run by the Whitfield Estate.

Ponds

At its heart the proposed residential development site has a sequence of four old linked ponds. As will be seen on the proposed layout, these ponds will be both rainwater attenuation ponds and a key part of the Public Open Spaces. This green and watery open spine through the middle of the site will give it a character far removed from many other developments.



Carbon Offset

It is becoming clear that improved soil management has a lot to offer in terms of carbon sequestration. Each new build house creates between 50 and 80 tonnes of CO₂ in its construction. Rather than wait for the UK government to deliver its carbon offset market proposals, we will endeavour partially to offset the CO₂ from the proposed housebuilding by an agreement to plant trees and to improve soil and water quality in the surrounding fields on the Whitfield Estate.

