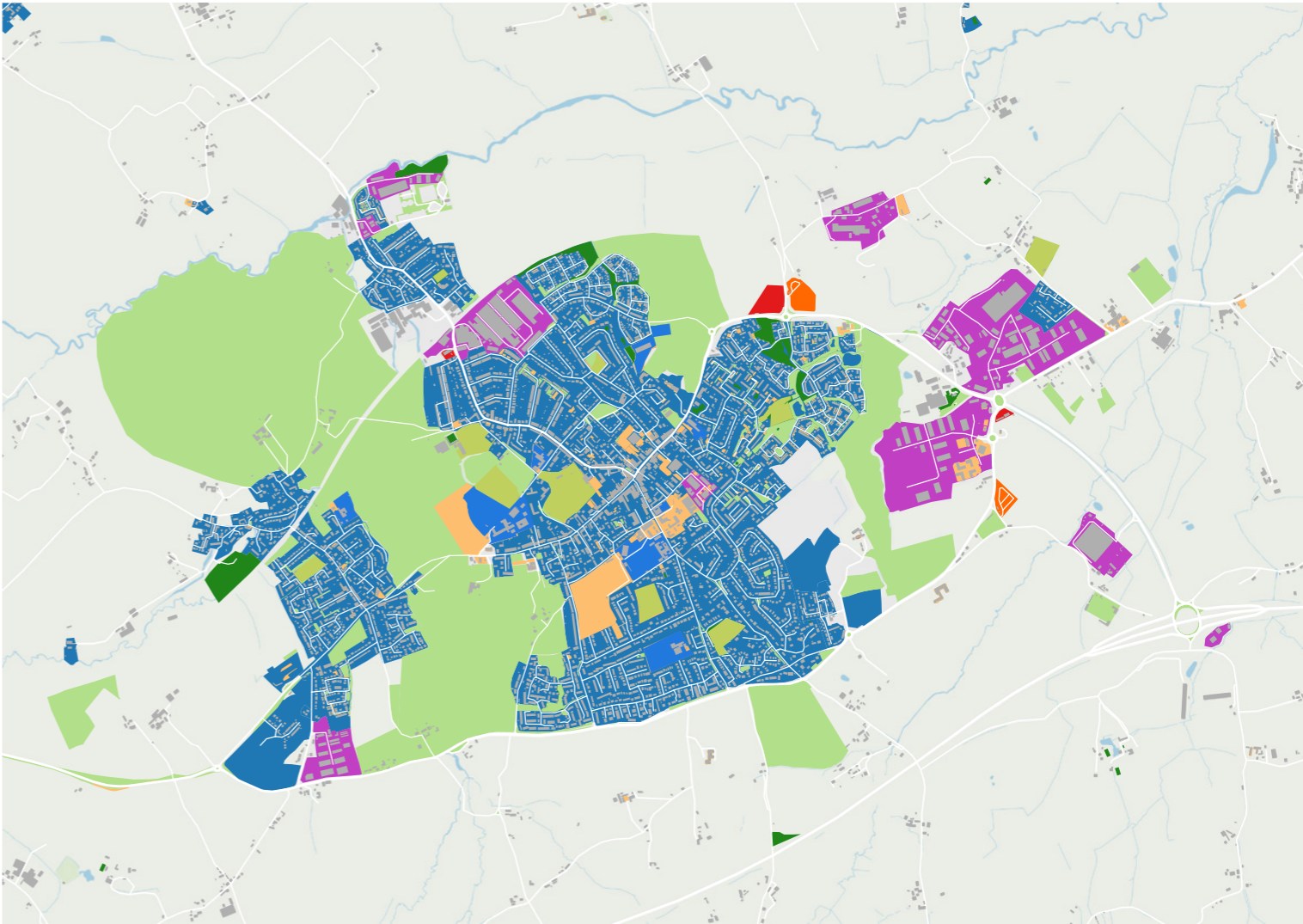


Land uses

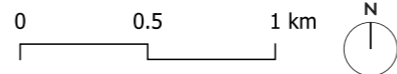
Wellington is heavily dominated by residential use which stretches right up to the town centre and is surrounded by green space and farmland.

The town centre is characterised by retail and commercial use with local amenities spreading out into and dotted throughout the residential sprawl. These uses in and around the town centre are important for the long-term vitality and economy of Wellington, relevant in the context of shifting retail and working patterns.

Wellington has industrial and employment land clustered around main roads and along the railway line which serve both jobs and services to the local and wider community.



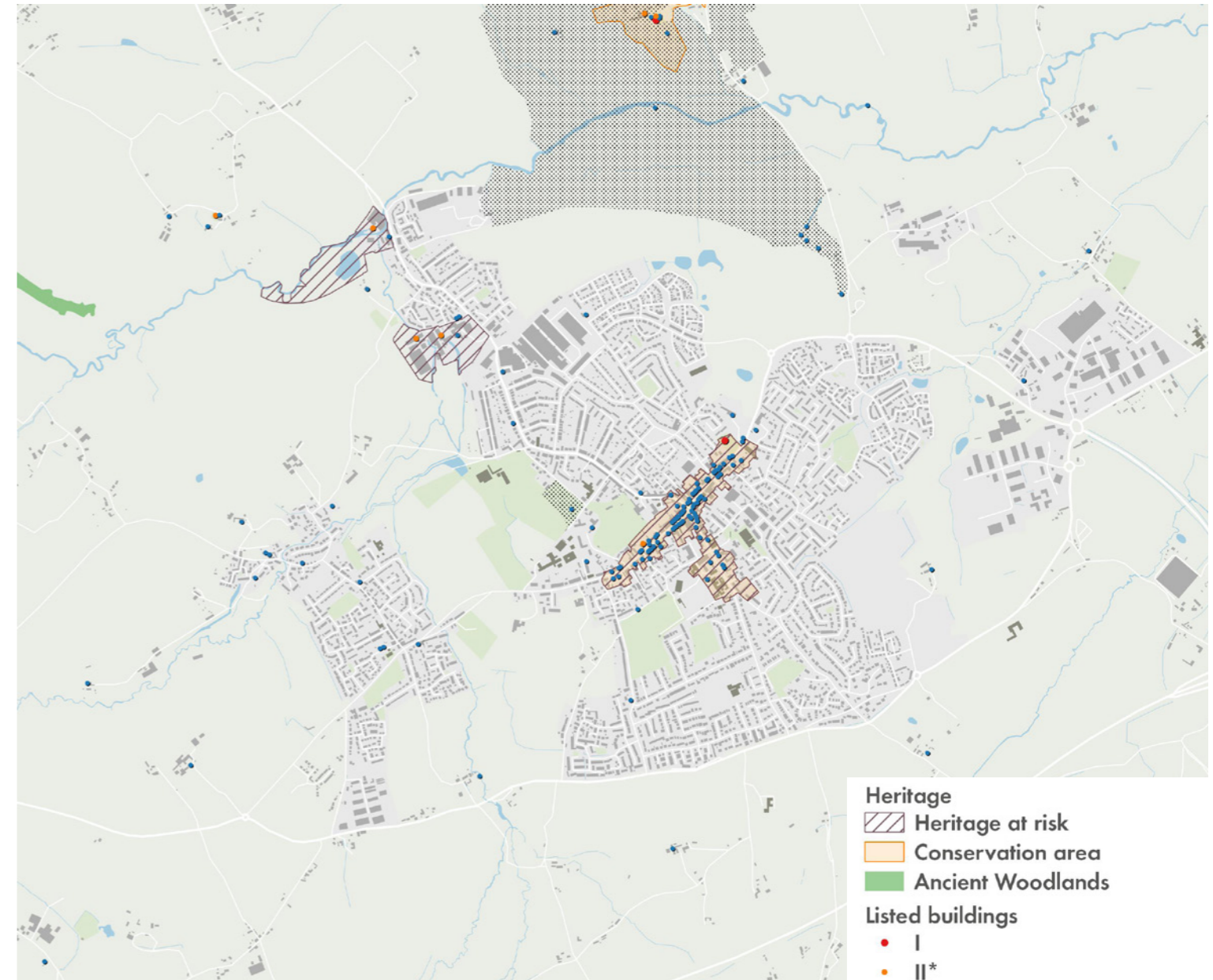
Land use



- Legend**
- Land use
 - Residential
 - Retail/commercial
 - Tourism
 - Industrial / employment
 - Under construction
 - Amenity
 - Leisure
 - Green space, Open space
 - Play fields
 - Education

Wellington's heritage today

- Wellington's rich history is seen today in the prevalence of heritage assets in the centre and on its edges.
- The town has over 90 listed buildings and a Conservation Area in the town centre.
- The historic core is a medieval pattern of burgage plots either side of the main road with later redevelopment.
- Georgian and Regency houses are located on the edge of town and there are early Victorian villas on South Street.
- Small Victorian town houses and modest terraces along Mantle Street and North Street.
- 20th century housing at Wellesely Park.
- One Grade I listed building, St John the Baptist Church, built in 1510 and a handsome Gothic building.
- Grade II* Registered Park and Garden north of town at Nynehead.



Heritage and natural designations

Heritage-at-Risk

There are substantial heritage assets identified as 'at risk' on Historic England's Heritage-at-Risk register. These are:

- Tone Works (Grade II*)
- Tonedale Mill (Grade II*)
- Wellington Conservation Area

Tone Works and Tonedale Mill have high heritage significance:

- Former Fox Brothers' woollen mills founded in 1790.
- At the height of its success, employed over 5000 local people.
- Largest and most comprehensive representative textile manufacturing in the south-west.
- Range of surviving structures and old machinery, the last of their kind.
- Rare example of a textile factory where all processes are carried on by the same firm on the same premises.

The main challenges regarding Tone Works and Tonedale Mill are:

- Vacant, derelict buildings.
- Fragmented land ownership, and landowner carrying out unauthorised, inappropriate works to Tonedale House (2017).
- Significant funding and long term repairs required to carry out urgent works.

SWT submitted an application to the first round of the Levelling up Fund (LUF) but was unsuccessful. A further submission has been made to the LUF Round 2, to remove the mills from the Risk Register. The aim is to "return them to their original status (as industrial hearts of the community), breathing new life into the town by stabilising and securing these assets with the aim of transforming them into an exciting mix of cultural, community and commercial uses, alongside a unique and desirable residential community."

Boundary treatments

Historic boundary treatments contribute significantly to the heritage and cohesive character of Wellington. Old stone walls, brick walls and wrought iron railings are at risk of decay, neglect, insensitive alterations or even demolition to make way for off-street car-parking.



Walls bring a cohesive, historic character to Wellington



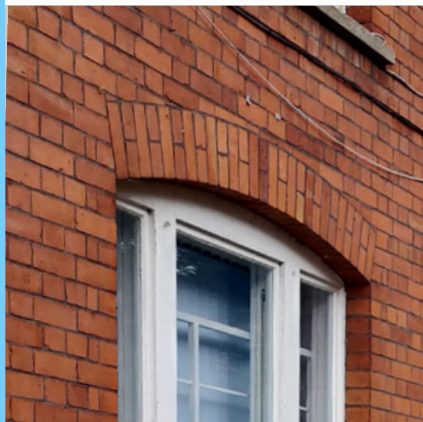
Alterations and demolition of walls can erode character incrementally



Town centre character

We have identified a number of key themes which define the particular character of Wellington town centre. This has been derived from the Wellington Conservation Area Appraisal (2007) and our own visual analysis.

Colour



Materials



Details



'Of Wellington':

- Simple and functional
- Brick-built
- High quality building composition along High Street
- Footways, lanes & courtyards
- Intact traditional shop fronts
- Cast iron street name plates and railings
- High stone & brick walls

Engagement headlines

This section summarises the key findings from community engagement

GETTING AROUND

An accessible place, linking existing and new neighbourhoods with the town centre, prioritising active travel and buses. Making safe and easy connections to the railway station, community facilities, employment areas, surrounding landscape and settlements including Taunton.

Wellington has plenty of well-loved footpaths that people use to get to the town centre and out to nearby countryside. People want to see these improved, joined up and well-signposted. Consideration should be given to new and safe walking connections through green spaces between neighbourhoods, employment areas, the station and the town centre.

Lots of people already cycle in Wellington. People want to see a cycle network which is safe and easy to use, for young and old, linking the town with nearby towns and villages, the new station, and improving access into the countryside.



Whilst the day bus service to Taunton is really good, people want to see an evening service as an alternative to driving. An improved bus network in and around town is welcomed - frequent, reliable and cheaper services linking new and existing residential areas with the new station, the town centre and nearby villages.

Providing a link road to take congestion out of the town centre will be complicated and challenging. In the short-term, measures should focus on reducing the number of short-range car journeys through the town, including school journeys, to create a safer, more pleasant experience in town for those on foot.



LANDSCAPE & IDENTITY

A town respectful of its rural setting, rooted in a productive landscape of growing, craft and industry.

Access to and provision of green and open space is very important to Wellington's community with many people identifying it as their favourite thing about the town. Community groups and projects such as Transition Town and Wellington in Bloom are key initiatives that residents are invested in to continue to celebrate and enhance the town's landscape. Prioritising green and open space will be an important way of ensuring that community needs are met.

People enjoy the benefits of Wellington's size - it is small and compact enough for fostering community, and big enough to provide a range of services and activities for local people. Maintaining both positive aspects in the context of growth will be key to Wellington's future. Residents have identified the River Tone to the north and the A38 to the south as appropriate edges for any development in order to maintain this size.

Many residents identify with the historic agricultural identity that contributes to the town's culture. Enhancing this identity through supporting local businesses and a wide range of community events will keep this spirit alive.



Similarly, residents feel that the views to and from the town centre are important, including from Chelston towards the Blackdown Hills and Monument which provide a unique setting for the town.

Considering the local vernacular, architecture, scale, and massing of the wider settlement and surrounding villages is important in maintaining local distinctiveness and connections between Wellington and its satellite villages. People would like there to be a cohesive identity between the town and villages while maintaining green spaces as buffers between the settlements.

New developments are very enclosed and new homes sometimes face infrastructure. Development should face onto green space and relate well to create safer, attractive walking / cycling routes through green spaces into Wellington, the station and other amenities.



TOWN CENTRE RESILIENCE & COMMUNITY LIFE

A welcoming and cared-for centre for all at the heart of Wellington, which meets local needs and draws people in with its charming buildings, social spaces and varied activities and uses. A town which young and old continue to be proud of and where community life grows.

Wellington's town centre is well loved, described as vibrant and home to key assets for the community. It is an attractive town centre with many appreciated independent shops. The traffic and congestion through the town centre was identified as a key issue and undermines the many positive aspects of the High Street and Fore Street. Residents would like to see more pedestrian friendly streets with traffic reduced, with social spaces and places outside to spend time. Some locals would like to see pedestrianisation of certain streets in the town centre.

Community spirit and pride is strong within Wellington and many people feel proud of their town. It is important to continue this civic pride with events and local projects that will harness this. Transition Town, the Film Festival, the regular markets and Wellington in Bloom are good examples of this.

Though Villa Verde, The Iron Duke and The Pump House are well loved and visited venues, residents and the Town Centre Health Check deem that the town would strongly benefit from a stronger



night-time economy.

Residents explored issues of vacancy rates and higher rates of turnover and how this affects the feel of the town centre and its level of resilience. Engagement feedback shows that it is important to reuse vacant buildings to bring more life into the town centre, at all times of the day. Residents explored whether these vacant buildings could be used for affordable town centre homes, given the current cost of living crisis. Other ideas included using upper storeys to help diversify the employment base in Wellington and bring small businesses into town.

Residents are concerned that local services and social infrastructure such as Post Offices, GP surgeries and local roads are already suffering and currently above capacity, and therefore new development will only place further pressure on social and transport infrastructure. Access to and provision of services and good connections in the context of future growth will be important to address within the Wellington Place Plan.

The provision of facilities specifically for young people was identified as a key priority, as well as more flexible community space to cater for all of Wellington's residents. Opportunities for adult education in town would also be welcome.

HERITAGE & HISTORIC SETTING

A town proud of its outstanding heritage and Fox Brothers legacy, re-imagining its old buildings and landscapes for the 21st century.

The historic environment is important to residents in Wellington, particularly the opportunity that the regeneration of Tonedale Mill and Tone Works has for a distinct local offer. Residents explored different uses that these buildings could house for example, crafts, workspace, homes, community uses and eateries. Most people see the value of Tonedale Mill and Tone Works providing a mix of uses which meet local needs and also bring in visitors.

Residents feel that Wellington's heritage assets and historic buildings are in poor condition, and advocate for the general cleaning up and preservation of these to ensure that Wellington's historic character remains. Ideas to reuse historic buildings and improve shopfronts will help take care of Wellington's heritage.

The industrial farming landscape is an important part of Wellington's identity and has resulted in distinctly local historic farmstead architecture which should be celebrated, maintained, and reflected in proposals for new development. Similarly, the protection of the town's historic landscapes and waterways needs to be central



to the Wellington Place Plan.

The role of the Fox Family is important to the town's history including their influence on the Mill, rugby club, basins and homes built at the time. Promoting this heritage through way-finding, heritage trails and other initiatives will help to celebrate the unique history of the town.



SUSTAINABILITY & ENVIRONMENT

A town which sets a high bar for sustainability, drawing on its rich natural resources and local passion for a resilient future.

Encouraging sustainable transport is the highest priority among local people to achieve a more sustainable town, seeing the benefits for the environment, town centre experience and health. Easily accessible green spaces with walking and cycling routes through them are important to the community to encourage active travel.

The reuse of historic buildings as opposed to demolition and rebuilding is important to the community, in maintaining historic character and embodied carbon.

Urban greening is needed and well advocated for through engagement for a more sustainable Wellington. Options for urban greening, particularly in the town centre, will be a key consideration for the Place Plan.

The allotments are valued assets by residents, including at the Basins and Rockwell Green.. These are important to keep and promote as a land use in new developments. This links to the historic food-growing identity that Wellington has and loves.

Small-scale solutions were explored within the engagement such as living walls, eco bus



shelters, solar panels and recycling schemes to support the environment and sustainability on an everyday basis.

Attracting sustainable businesses is an important step towards achieving SWT's sustainability goals.

