

Regulation 16 Consultation on the Submitted Leigh and Bransford Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Leigh and Bransford Parish Council has submitted the draft Leigh and Bransford Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for six weeks from Friday 8th April to 5:00pm on Friday 20th May 2022.

If you wish to comment on the draft Leigh and Bransford Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 20th May 2022 to:**

Email: policy.plans@malvern hills.gov.uk , or by

Post: Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

The personal information you provide on this form will be held and processed in accordance with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation 2018.

Please note that your name and comments will be made publicly available when displaying the outcome of this consultation and cannot be treated as confidential. Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published. Your details will be retained in order for us to validate your comments. We will use these details to notify you of the progress on the Leigh and Bransford Neighbourhood Plan. If you do not wish to be notified of the progress of the Neighbourhood Plan please let us know by ticking the appropriate box at the end of this response form.

Please fill in your details in the boxes below:

Full Name: Mrs Margaret Alice Farr (nee Froggatt) and Mr Graham James Froggatt

Organisation (if applicable):

Address (including postcode):

Telephone number:

Email address:

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Policy LB/H/6 Housing: Site Allocation

Please use the space below to make comments on this part of the Neighbourhood Plan.

Policy LB/H/6 of Leigh and Bransford Neighbourhood Development Plan, March 2022 proposes the following site for development, referenced CFS0009, land off the A4103, Leigh Sinton. We object to this for the following reasons:

This site is for approximately 52 dwellings. This would increase the number of dwellings in Leigh Sinton, largely since 2017 by 150, an increase of 30%. The village is growing too fast. This number of dwellings is far in excess of the 32, MHDC initial indicative housing requirement made in 2020.

As acknowledged in the Leigh and Bransford NDP, the housing requirement could be met by smaller windfall sites.

We object to such a large number of dwellings on the edge of the village. We feel that it is not in keeping with Policy LB/D/1 NP Policies and Design – Maintaining the local character.

One of the biggest constraints of the proposed allocation is its proximity to a number of important heritage assets. The site lies directly opposite four grade 2 listed buildings: Ahimsa, Sinton House Farmhouse, The Oast House and Iris Cottage, Jasmine Cottage & Peony Cottage.

The development would skirt the A4103, a modern development which would not look attractive on approaching the village from Worcester.

This large development would inevitably lead to an undesirable increase in traffic. Figures extracted from the 2001 and 2011 census show that even then, 64% of households in Leigh Sinton had 2 or more cars.

LBNP states that one of the reasons for choosing site CFS0009, supporting SWC's preferred choice is that the site "provided a large area of community sports facility". Extra green playing space is desirable for the village but on this scale? Further, it has been mooted that The Leigh and Bransford Badgers Football Club use the facility. This would inevitably lead to a further increase in vehicle movements, particularly at weekends, with many of the children coming in from outside the village.

Leigh Sinton does not have the infrastructure for such a large development. The large Cala Homes development already stretches resources.

This site is one of three sites identified by the SWDP review as being suitable for development. The others being sites CFS0105 and CFS0433. The SWC seems to favour CFS0009 but the SWDP review has yet to be examined or adopted, as explained on page 17 of the Leigh and Bransford NDP, submitted March 2022.

Please use a separate form for each representation.

Future Notification

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:

Yes

Signatures: 

Date 20 April 2022

*Signed Electronically

Thank you for completing this form.

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Policy LB/H/1 Housing: new Residential Development within the Leigh Sinton and Bransford Development Boundaries

Please use the space below to make comments on this part of the Neighbourhood Plan.

The Leigh and Bransford Neighbourhood Development Plan as submitted March 2022 references the tightly drawn Development Boundary at Leigh Sinton and points out that it provides little scope for development. Policy LB/H/1 of the LBNDP proposes to extend the boundary to include the parcel of land CFS0009. We object to this proposed extension. Our reasons are explained in our representations on policy LB/H/6 Housing: site allocation.

There are several arguments, however, in favour of extending the proposed development boundary to include the parcel of land referenced by the Strategic Housing and Employment Land Availability Assessment 2019 (SHELAA) CFS0105 Land to the north edge of Leigh Sinton next to Upper House Farm, Sherridge Road, Leigh Sinton, Malvern, Worcestershire WR13 5DA.

This was one of 10 sites considered by Malvern Hills District Council during the 2018/19 SWDP Review. Out of that 10, it was one of only 3 which was a site 'suitable for development'.

Further arguments for extending the proposed development boundary to include the site CFS0105 include:

1. Land is contiguous with the existing development boundary.
2. Land is in the centre of the village.
3. It is well served by footpaths.
4. Any potential development would not impinge on the Significant Gap as described in the Neighbourhood Plan Policy LB/H/5.
5. Any potential development would not impact on key views of the Malvern Hills NP Policy LB/E/3.
6. This would be a smaller development (4.75 hectares of land available) in comparison with the plot referenced CFS0009 Land off A4103 (in total 8.8 hectares) and more attractive because it does not skirt the A4103. A4103 access is potentially achievable for site CFS0105 as recognised by MHDC's Review or there is alternative access using new access put in place in 2005, as part of The Upper House redevelopment.
7. Any potential development could include green space or meadow area or a playground for children in the centre of the village not far from the school.

The LBNP identifies services not represented in Leigh Sinton, there being no Doctor's surgery or pharmacy. One or both could be incorporated into any plans put forward for CFS0105 and so provide centrally located services.

Please use a separate form for each representation.

Future Notification

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Yes

Signatures [REDACTED]

Date 20 April 2022

*Signed electronically.....

Thank you for completing this form.