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17/08/2023

Planning Policy  
Malvern Hills District Council  
**VIA EMAIL ONLY**

Dear Sir or Madam

**WELLAND NEIGHBOURHOOD PLAN  
REGULATION 16 CONSULTATION  
SUBMISSION ON BEHALF OF CLARENDON CARE**

McLoughlin Planning has been instructed by Clarendon Care (CC) to prepare a submission in respect of its land at Welland seeking its inclusion within the settlement boundary of the village and thereby, unlocking its potential for development. These representations are linked to submissions made to the South Worcestershire Development Plan Review, on behalf of its sister company Alder Meadow.

**The Site**

The proposal site forms a parcel of land associated with the Welland House Nursing Home. The land is broadly framed by residential development to the east, west and south (the nursing home). Details are on the attached plan.

**Planning Policy Context**

The site sits outside of the settlement boundary for Welland, but is contiguous with it and the site also sits within the AONB.

**Policy HLP: Welland Hourly Provision**

CC to object to the proposal policy on the following basis.

The housing requirement is derived from the Indicative Housing Requirement, as set out in the emerging SWDPR. As a result, there is the questionable weight which can be applied to it as the figure could alter given Welland's position on the settlement hierarchy and its recognition as a sustainable rural settlement. In addition,

Turning to the quantum of development, the Policy seeks 13 affordable houses as part of the 25 units to be provided. This is not 40% of the overall figure and therefore contrary to not only the adopted SWDPR policy but also emerging SWDPR policy relating to affordable housing provision.

The third issue is that the Plan anticipates 12 dwellings coming forward via windfall sites, those being developed on unidentified parcels of land. CC is considered that owing to the tight drafting of the settlement boundary, the opportunities for windfall within it are seriously limited. Furthermore, the Plan is unable to present evidence supporting historic levels of windfall development within the boundary to support such an assumption. It is CC's position that additional housing sites outside of the settlement boundary will be inevitable to support the windfall figure.



## **Policy DLB1: Need to Review the Settlement Boundary**

CC's position is that the settlement boundary needs to be reviewed as the land in question is associated with the Welland House Nursing Home. In defining the settlement boundary for the village, CC's position is that the treatment of the settlement boundary is unsound as it is not justified on appropriate evidence base. In the November 2022 Development Boundary Review (DBR) which supports the plan Paragraph 3.2 lists a series of instances where land will be included within boundaries, this includes:

*"Large curtilages of existing dwellings which have the capacity to extend the built form of the settlement, where the potential for development would have an adverse impact on its surroundings."*

CC's position is that this is misguided and does not reflect the fact that development can take place within the large curtilages of existing dwellings via permitted development rights as necessary.

In addition, in meeting the concerns expressed at the housing requirement, there is a need to review the proposed settlement boundary to accommodate additional housing. The allocation of this site would also not conflict with the objectives of the Policy at paragraph 5.2.9 in that:

- It is not an open green space of any identified importance.
- It will continue to meet AONB policy objectives, having been previously identified as an area of moderate landscape capacity, thus meaning that development could take place there (see parcel 38 in 2015 Welland Neighbourhood Plan Landscape Assessment for more information).
- It has no impact on the historic environment.
- It provides opportunities to enhance biodiversity.
- It is within easy walking distance of the village services.
- New development offers an opportunity for high quality design.
- The development of the site for 9 dwellings would deliver housing as required by Policy HLP.

As a result of the above, Clarendon Care respectfully requests that its land at Welland is included in the settlement boundary for the village, given the specified limitations of the evidence base and the policies.

Yours faithfully,

**Nathan McLoughlin BSc (Hons) DipTP MRTPI**  
**Managing Director**