

Regulation 16 Consultation on the Submitted Welland Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Welland Parish Council has submitted the draft Welland 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 Monday 26 June to 23:59 on Monday 7 August 2023.

If you wish to comment on the draft Welland Neighbourhood Plan **please complete and return this form no later than 23:59 pm on Monday 7 August 2023 to:**

Email: neighbourhoodplanning@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 Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published.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 Welland 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: Stuart and Lynne McGeorge
Organisation (if applicable):
Address (including postcode): <div style="background-color: black; height: 20px; width: 100%; margin-top: 5px;"></div>
Telephone number: <div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div>
Email address: <div style="background-color: black; width: 150px; height: 15px; display: inline-block;"></div>

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):

Proposal for 13 dwellings land north of Cornfield Close

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

Ares of principal concern relating to this proposed development are as follows:

This development is at odds with point 5.9.4. in the Welland Neighbourhood Plan and would result in a cluster of dwellings when viewed from the hills. Should the proposal go ahead then the orientation needs to be reviewed to shift the development more to the north and east to create a substantial buffer between the existing properties in Barleycorn Fields. This could be achieved by extending the orchard in Barleycorn Fields along the boundary with mature dense planting thus creating a biodiversity corridor leading towards the brook.

The proposed land is a flat field comprising heavy clay soil which becomes waterlogged rendering gardens unusable in periods of pro-longed wet weather. Further development could impact on drainage.

The access to the proposed development is an issue. The initial stretch of Cornfield Close is barely wide enough for two cars. With a possible ratio of two cars per property, this equates to potentially another 26 vehicles using the access road.

However, if the development is to go ahead we would propose that the bias is towards affordable housing for older people for the following reasons:

1. The growth in older households (over half being one person) is set to account for 36% of the projected 3.7 million increase in the number of UK households by 2040.
2. Only 2.5% of the UK's 29 million dwellings are defined as retirement housing with overall stock weighted towards 3-4 bedrooms.
3. There is an average annual rise of 180,000 in the number of aged 65+ households to 2030 yet in the past decade a little more than 7,000 units have been built each year.
4. Surveys have found that up to a third of older people like the idea of downsizing but only a small fraction actually do so, barriers being
 - The failure of local authorities to plan for and permit the building of age appropriate housing.
 - Anxiety about the exorbitant level of charges in leased retirement dwellings (which proliferate in Malvern)
 - If more family homes were freed up by downsizing the benefits would cascade down the housing ladder
5. The local school is oversubscribed so providing homes for older people would negate this issue.

Future Notification

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

Yes No

Signature [REDACTED]

Date 5 August 2023