

WELLAND NEIGHBOURHOOD PLAN

LOCAL GREEN SPACE REPORT

March 2023

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1.Introduction

This report has been prepared by the Welland Neighbourhood Plan Group (NPG) to support the proposed designation of eight Local Green Spaces under Policy G1 of the Draft Welland Neighbourhood Plan 2021-2041 (*abbreviated to WNP in this document*).

1.1 Planning Context

Green Infrastructure encompasses a wide variety of green spaces. This ranges from highly protected areas such as nature reserves to our village orchards and playing fields. The national and local planning regulations reflect the vital role green infrastructure plays in relation to the environment and the health and wellbeing of the community. The benefits include:

- Enhanced opportunities for wildlife habitats and wildlife corridors
- Increased physical activity
- Improvement to children’s learning
- Increased voluntary activity
- More attractive places to live, work, play, visit and invest
- Increased social activity
- Improved mental and physical health
- Improved Community Cohesion and sense of belonging
- Climate change adaption for example by flood alleviation

The National Planning Policy Framework (NPPF) makes it possible for a local community to protect areas of its green infrastructure that are considered significant Local Green Spaces as part of a Neighbourhood Plan. Any proposed Local Green Space site must meet the criteria in Paragraphs 101 and 102 of NPPF: the criteria are set out in Section 2 of this document.

There is no reference in the South Worcestershire Development Plan 2016 to Local Green Space but there are four policies that relate directly to LGS. The strategic Green Infrastructure policy SWDP5 and non-strategic policies on Biodiversity and Geodiversity SWDP22, Green Space SWDP38, and New Development Provision SWDP39.

SWDP38 identifies two green spaces in Welland on the, then current, policies map and both of those spaces are included in this assessment.

The SWDP Review Reg 19 publication document includes policies that relate directly to Local Green Space; three strategic policies concerning Climate Change, Green Infrastructure and Health and Wellbeing and non strategic policies concerning Biodiversity and Geodiversity, Green Space and New Development Provision. The document and also refers specifically to LGS designations in the RJ for its Green Space policy SWDPR44 which identifies Green Spaces on a Policies Map.

The SWDPR Reg 19 publication Interactive Policies Map published in November 2022 identifies a number of areas in Welland as green space and urban biodiversity corridors. That map is based on the Open Space Assessment that was completed in 2019 and refreshed in 2021.

Some of these areas coincide with proposed LGS and NOS designations and some do not. The NPG have reviewed the recently published SWDPR evidence and have concluded that the proposals for designating LGS sites remain valid and will stand as sound evidence for the next Open Spaces Reassessment if the WNP, as drafted, is made.

1.2 Local Background

Much of Welland is within or provides the setting to the Malvern Hills Area of Outstanding Natural Beauty and the heritage of the village is as a rural agricultural community. During initial consultations, the protection and enhancement of green spaces emerged as a key priority with the village community. This desire to secure the village's rural landscape character and its green infrastructure became an established theme within the ongoing neighbourhood consultation responses. The local community champions the positive contribution that green space makes to well-being and the protection of habitats and wildlife corridors for future generations. The village's rural character and environment is frequently cited as a reason for people living in or moving to Welland.

As part of the Neighbourhood Plan development, Little Malvern & Welland Parish Council (LM&WPC) and their Neighbourhood Planning Group (NPG), identified an initial list of local green spaces that the community regarded as of particular importance. The next step was to understand which of these sites merited the protection afforded by Local Green Space designation within the Welland Neighbourhood Plan.

1.3 Consultation

Little Malvern & Welland Parish Council and Neighbourhood Planning Group (NPG) consultations, conducted from 2014 – 2021, employed a variety of methods to engage the community including: surveys, parish meetings, and a variety of drop-in events.

The community, both recent and longer-term residents, overwhelmingly expressed support for protecting open green spaces. These comments are representative of the importance given to protecting and enhancing Welland’s green infrastructure.

- *The community were asked how important the maintenance and promotion of green, open spaces for reasons of biodiversity, landscape and recreational amenity - 68 % of respondents stated that protecting historic natural features is important and 73% of respondents also agreed that the neighbourhood plan should aim to protect and enhance the built environment by promoting Green Infrastructure and Public Open Green Space.*
- *A representative comment: “Important that rural character of village & protect wildlife & ensure plenty of space locally for recreation for wellbeing of community.”*

Pre- Regulation 14 Consultation

As the village has had more than 200 homes built in the last six years, mainly since 2016, the community consultations in 2020 gave the village’s more recent residents the opportunity to share their views on the local green spaces. At the time of this consultation 12 Local Green Spaces were under consideration (with WLGS07 Natural England Ecology Zone carrying the Reference WLG12.)

In March 2020 the LM & WPC undertook a community wide Welland Neighbourhood Plan consultation - Your Plan, Your Say – on the Vision, Housing Land allocations and the proposed Local Green Spaces. The response to the proposed Local Green Spaces was supportive: - 11 sites 94% endorsement, 1 site 80% endorsement.

The NPG noted the comments made on two of the proposed LGS sites being private land with no public access –Lawn Farm and the Natural England Ecology Zone. The NPG also investigated a concern raised by some respondents that the south west of the village (in the vicinity of the village’s boundary with the protected area of Castlemorton common) was not well represented on the list of green spaces under evaluation. However, the NPG did not identify any additional areas within this part of the village that meet the NPPF criteria. (It should be noted though that the importance of Castlemorton Common and the green infrastructure on the south west boundary of the village is recognized within the WNP as is the sensitivity of common land to any nearby change of land use.)

Proposed Local Green Space Landowner Consultation July 2020

A joint letter from the LM&WPC and the Chair of the Neighbourhood Plan Group was sent to each of the owners of the proposed Local Green Spaces with a copy of the current Draft Local Green Space report. The Draft LGS report included details of the NPPF Policy and Criteria and

set the WNP case for designation for each site.

There were two areas raised in response:

1 The designation of private land with no public access.

The landowner of the Lawn Farm and the Natural England Ecology Zone sites raised an objection in response to this July 2020 Landowner Consultation – see Appendix 1 Landowner Consultation letter and email response from the landowner.

2 Are there existing protections for the proposed sites that are sufficient to secure the WNP Vision and Objectives? MHDC, in their capacity as landowner of the Gifford Drive /Blandford Close sites and as a WNP stakeholder requested a review. This round of consultation led to a green spaces site walk with a MHDC neighbourhood planning officer.

The NPG revisited the overall Case for Designation again, assessing the proposed Local Green Space fit with the NPPF policy and criteria for designation alongside any current levels of protection that were in place. This led to a revision of the proposed Local Green Spaces and the introduction of Policy G2 Neighbourhood Open Spaces (Policy WG2 in the Regulation 14 Consultation) with 7 of the March 2020 proposed LGS reclassified to Neighbourhood Open Space. (Neighbourhood Open Spaces Report).

The review concluded that The Natural England Ecology Zone should be included as a proposed LGS designation in the formal Regulation 14 consultation that would take place in the Autumn of 2021. Neither the private ownership of the land nor that the site would not be accessible to the public excluded it from designation under the NPPF policy. The principal importance of this proposed local green space derives from its significance in creating ‘new habitat’ and wildlife corridors (the site has hibernacula and wildlife refuges for Great Crested Newts).

The Plan for the Village April 2021

In April 2021 the LM&WPC published an update on Vision, Housing Land and Proposed Local Green Spaces WNP Consultation.

The Plan for the Village update was delivered to every household in Welland and included details of the proposed Local Green Spaces – which were reduced in number from 12 to 8 following the post March 2020 consultation review, follow up work and evaluation. The eight proposed Local Green Spaces detailed in the Plan for the Village included the Natural England Ecology Zone.

Copy of the April 2021 Newsletter article is available in Consultation Statement.

The previous version of this report has been subject to informal consultation and formal consultation in late 2021 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Owners of the sites proposed for designation, including the Parish Council, have been notified of the proposals.

To summarise the R.14 consultation responses related to draft Policy WG1 Local Green Space (which is renamed as Policy G1 in the submitted Plan):

- 70 of 71 residents responding selected the option that they “Agree with the policy supporting the eight proposed Local Green Space Designation.

- Of the eight proposed Local Green Spaces, there was one objection, by the Landowner, to the proposed Local Green Space designation of WL07 Natural England Ecology Zone (Now Kingston Close Habitat Area). The Landowner has requested its removal from the plan as it is privately owned land with, it was claimed, no public access. There were no comments received from the other landowners regarding the designations proposed.
- Proposed Local Green Spaces - Regulation 14 Responses

○ WLGS01 Spitalfields Recreation Ground	None
○ WLGS02 Welland Village Green	None
○ WLGS03 Welland Park	None
○ WLGS04 Pursers Orchard	None
○ WLGS05-01 St James Green	None
○ WLGS05-02 St James Green	None
○ WLGS06 Kingston Close Green Space	None
○ WLGS07 Natural England Ecology Zone	Request to Remove

The complete schedule of respondents' comments from the Regulation 14 Welland Neighbourhood Development Draft Plan Consultation (24 Sept -7 Nov 2021) is included in the Consultation Statement: *Regulation 14 Consultation Responses*.

(The Landowner's response to the Regulation 14 Consultation, alongside their request to remove it from the plan, expressed concern that they had written before regarding this request for the plan to be removed and had not received a response.)

Weighing the request to remove WLGS07 Natural England Ecology Zone from the WNDP Plan balanced with the overwhelming support of from the community, the Neighbourhood Plan Group (NPG) carried out a further assessment against the NPPF Policy & Criteria and NPPG guidance for Local Green Space Designation. The landowner expressed particular concerns as it is private land with, it was claimed, no public access. It is noted that there is a public right of way across the north west of the site but no wider access rights. What does the NPPG say:

Does the Land Need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

What about public access?

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected. The landowner was consulted in July 2020 on the proposed designation. The site is considered to meet the tests at paras. 101-102 of NPPF for designation as an LGS. This justification has been included in the LGS Report.

The NPG reviewed all the information obtained and undertook a further site evaluation against the NPPF criteria. The result: the NPG proposes eight sites for Local Green Space designation within the Neighbourhood Plan including WLGS 07 now identified as the Kingston Close Habitat Area.

1.4 Proposed Local Green Space Sites

Under Policy G1 of the Draft Welland Neighbourhood Development Plan the following sites are proposed for designation as Local Green Spaces where development will not be approved except in very special circumstances:

Designated LGS	AREA Ha
WLGS01 Spitalfields Recreation Ground	1.64
WLGS02 Welland Village Green	0.38
WLGS03 Welland Park	0.65
WLGS04 Pursers Orchard	1.21
WLGS05-01 St James Green	1.01
WLGS05-02 St James Green	4.01
WLGS06 Kingston Close Green Space	0.44
WLGS07 Kingston Close Habitat Area	0.25
	Total area = 9.59ha

1.5 Report Structure

The next three sections of the report cover the planning definitions and guidance:

- Section 2 is in a ‘Frequently asked Questions format’ with answers to questions such as *“What is Local Green Space designation?”* taken from the NPPG.
- Section 3 sets out the Local Plan (South Worcestershire Development Plan) context and
- Section 4 summarises the emerging Local Plan context in the SWDP Review.

The fifth section of the report looks at each of the sites in detail:

- It includes a Local Green Space map that details the location of the sites within the village setting and a Welland Local Green Space (WLGS) assessment for each that states how it meets the three National Planning Framework (NPPF) criteria.
- It presents the case for the proposed designation as Local Green Space and its significance locally under the following headings:
 - 1 The site is in reasonable proximity to the community it serves.
 - 2 The site is local in character and is not an extensive tract of land.
 - 3 This site is demonstrably special and of significance to the local community.

The final part of the report – Section 6 concludes the work and the report.

2. National Planning Policy Framework and Planning Practice Guidance

2.1 What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

2.2 What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in para 102 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

NPPF extract:

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves; and
- b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Policies for managing development within a Local Green Space should be consistent with those for Green Belts (NPPF Paragraph 103).

2.3 How is land designated as Local Green Space?

The designation of land as Local Green Space is through local and neighbourhood plans. These plans can identify on a map ('designate') green areas for special protection. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated (NPPF para 101)

2.4 What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

2.5 What about new communities?

New residential areas may include green areas that were planned and approved as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

2.6 How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

2.7 How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different, and a degree of judgment will inevitably be needed. However, para 102 of the NPPF is clear that Local Green Space designation should only be used where the green area

concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

2.8 Is there a minimum area?

Provided land can meet the criteria at para 102 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

2.9 What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g., green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with the owner of the land, whose legal rights must be respected.

2.10 What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

2.11 Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

2.12 Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

2.13 Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

2.14 How does Local Green Space designation relate to development? Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

3. South Worcestershire Development Plan 2016

3.1 The SWDP includes four policies that are directly relevant to Local Green Space:

- SWDP5: Green Infrastructure (strategic policy)
- SWDP22: Biodiversity and Geodiversity (non-strategic policy)
- SWDP38: Green Space (non-strategic policy)
- SWDP39: Provision for Green Space and Outdoor Community Uses in New Developments (non-strategic policy)

SWDP 29 & 30 dealing with Sustainable Drainage Systems and Water Resources are also related to some of the proposed LGS designations that fulfil those purposes

3.2 Policy SWDP5 seeks to ensure that new housing development contributes towards the provision, maintenance, improvement and connectivity of GI. Following the provision of GI associated with new development it is protected under policy SWDP38.

3.3 Policy SWDP5 also seeks to protect existing GI from proposals that may have a detrimental impact on its important attributes unless certain criteria are met.

3.4 Policy SWDP22 seeks to underpin the principle of conserving and enhancing the natural environment, in particular by the protection of valued species and the favourable condition of important habitats.

3.5 Green Spaces within policy SWDP38 include a range of private and public open spaces and are identified on the SWDP Policies Map. An abstract of the map identifying Green Spaces in Welland is shown below. The policy seeks to protect these spaces from development unless certain criteria are met. There is no specific reference in the 2016 plan to Local Green Space.

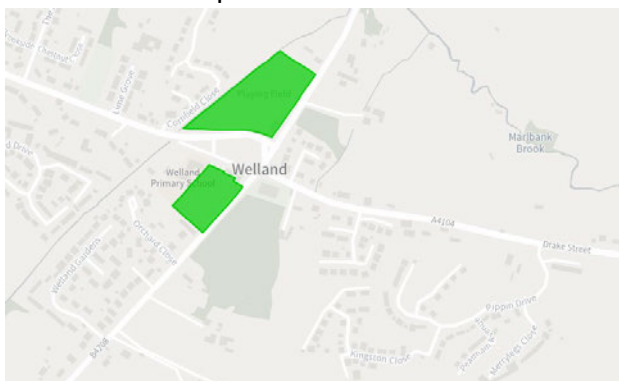


Figure 1 SWDP Policies Map Green Spaces

The only two Welland sites identified as Green Spaces for the purpose of this policy are the Spitalfields Recreation Ground and Welland Park which have both been considered by the NPG for designation within the WNP

3.6 Policy SWDP 39 seeks to ensure that new housing developments of 10 units or more should provide an appropriate amount of green space within it and secure arrangements for its long-term management and maintenance. The policy includes standards of provision at Table 10. Again, there is no reference to LGS in the policy or its reasoned justification.

3.7 In line with Government requirements that local plans should be updated every five years a revision of the SWDP is now planned for 2023. The review will provide an updated plan period to the year 2041. The review is in progress and SWDP Review Reg. 19 publication underscores the importance of Green Infrastructure (SWDPR 4), protection and enhancement of Green Space (SWDPR43) and the provision of Green Space in new development (SWDPR 44).

4. South Worcestershire Development Plan Review

4.1 The SWDPR Reg 19 publication document includes six policies that relate directly to Local Green Space:

- SWDPR01: Climate Change Mitigation and Adaption (Strategic Policy)
- SWDPR07: Green Infrastructure (Strategic Policy)
- SDWPR10: Health and Wellbeing (Strategic Policy)
- SWDPR44: Green Space (non-strategic policy)
- SWDPR27: Biodiversity and Geodiversity (non-strategic policy)
- SWDPR45: Provision for Green Space and Outdoor Community Uses in New Developments (non-strategic policy)

SWDPR 35 & 36 dealing with Sustainable Drainage Systems and Water Resources are also related to some of the proposed LGS designations that fulfil those purposes

4.2 The SWDPR Reg 19 publication document acknowledges that Local Green Space is one of the Green Space typologies that is intended to be subject to Policy SWDPR 44 Green Space. Designations in made neighbourhood plans will be included in an updated Open Space Assessment Report. (SWDPR R19 Publication. 7 Tourism, Leisure and Community Facilities 5.5)

4.3 The SWDPR Reg 19 publication interactive policies map published in November 2022 identifies a number of areas in Welland as green space and urban biodiversity corridors. This map is based on the Open Space Assessment that was completed in 2019 and refreshed in 2021 Some of these areas coincide with proposed LGS and NOS designations.

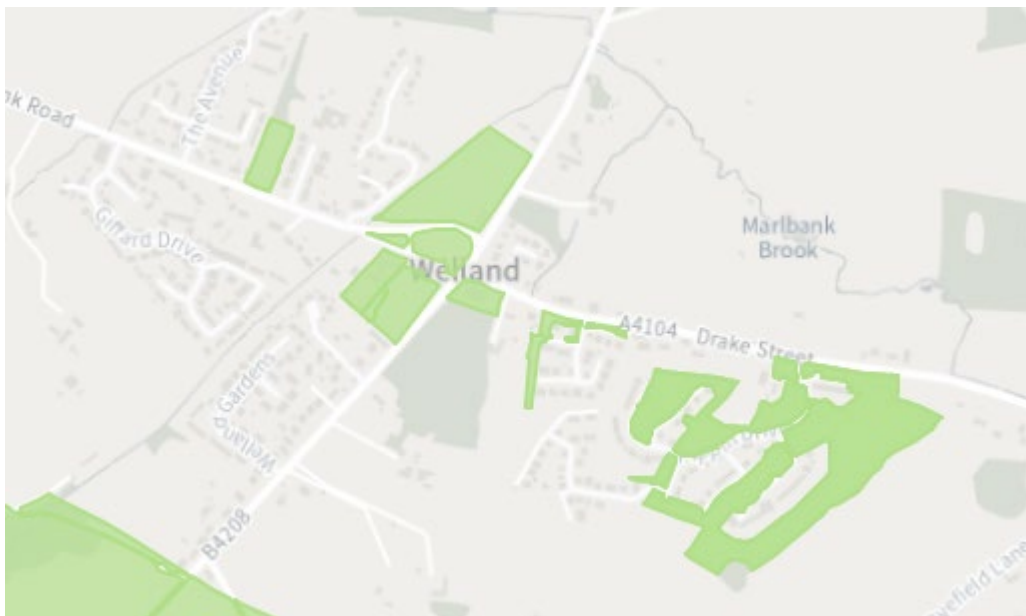


Figure 2 SWDPR Interactive Policies Map

4.4 A review of the criteria used in the proposed WNP LGS designations reveals no conflict with any of the SWDPR draft policies.

4.5 The table below identifies the tranches of land shown and not shown as green space and urban biodiversity corridors in the Interactive Policies Map and, for each, a reconciliation of the SWDPR R19 status and the outcome of the NPG's assessment for the WNP.

Tranche Identified on the SWDPR R19 2022 Policies Map	WNP R15 Position
Spitalfields Recreation Ground	Included as WLGS01
Welland Village Green – Eastern	Included as WLGS02
Welland Village Green - Western	Not assessed by NPG as a small road verge area but will be included in a review of the plan in due course
Welland Primary School	Not assessed by NPG as most of the area is covered by recently extended school buildings and hard landscaping. Will be included in a review of the plan in due course
Welland Park	Included as WLGS03
Spring Meadows SSSI Buffer	Included as WNOS02
Land to the north of Spring Meadows Close	Not assessed by NPG. Small tranche constrained by dwelling frontages. Will be included in a review of the plan in due course
St James Green - north of Pippin Drive	Included as WLGS05-01
St James Green - southwest of Pippin Drive	Included as WLGS05-02
Land between Lawn Farm House, Drake Street and Pippin Drive	Assessed by NPG. Planning status for part of this land has changed as a result of recent planning approvals. Not considered to meet the criteria for designation as LGS
St James Church Yard	Included as WNOS01
Welland Cemetery	Included as WNOS03
Tranche Not identified on the SWDPR R19 2022 Policies Map	
Pursers Orchard	A newly established community space. Not picked up by the Open Space Assessment because its status has not been redefined by recent planning consents. Assessed by the NPG informed by local knowledge and included as WLGS04. If the WNP is made, subsequent Open Space Assessment will include the site as a LGS.
Kingston Close Habitat Area	Not picked up by the Open Space Assessment because the area is outside the red line of the St James Green/ Lawn Farm Planning consent and it was not therefore designated as GI or GS as a consequence of planning consent. It was however designated by Natural England Licence for offsite biodiversity mitigation related to the adjacent development of 100 houses. Assessed

	by the NPG informed by local knowledge and included as WLGS07. If the WNP is made subsequent Open Space Assessment will include the site as LGS.
Kingston Close Green Space	Not picked up by the Open Space Assessment. Assessed by the NPG informed by local knowledge and included as WLGS06. If the WNP is made subsequent Open Space Assessment will include the site as a LGS.
Mutlows Orchard SSSI	Assessed but not designated due to its existing SSSI protection
Drake Street Meadow	Assessed but not designated due to its existing Special Wildlife Site protection and its location detached from the village.
Gifford Drive and Blandford Close	Not picked up by the Open Space Assessment because the area is a longstanding (c.1980) amenity associated with the surrounding development of 104 houses. Owned by the District Council as amenity space. Assessed by the NPG informed by local knowledge and included as WNOS04. If the WNP is made subsequent Open Space Assessment will include the site as a NOS.

4.6 The NPG recognises and supports the proposed designation of green space sites in the SWDP Review. The additional proposed designation for some of these sites within the WNP as LGS is not considered to conflict with the proposed green space designation. Where a proposed SWDPR green space designation has not been proposed for designation as a LGS does not mean that the local community does not value that site for its contribution to the Parish's Green Infrastructure.

5. Draft Welland Neighbourhood Plan; Policy G1

Local Green Spaces Sites Map

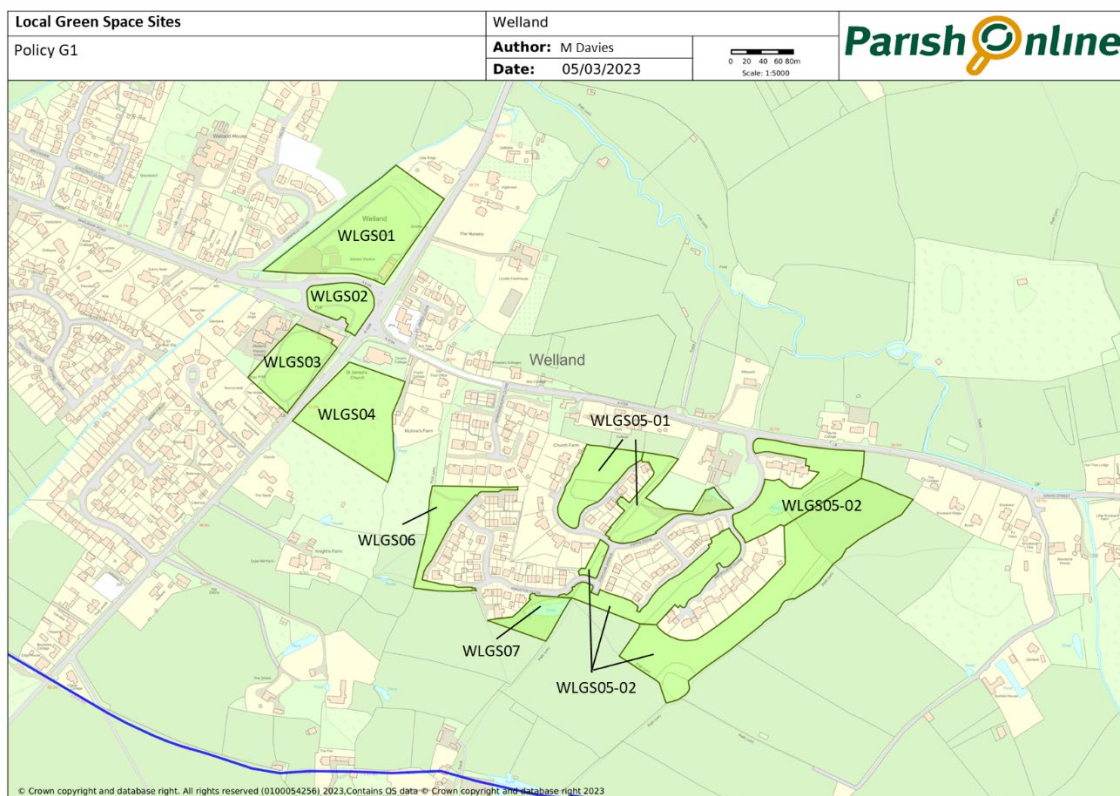


Figure 3 Welland LGS Allocations Map

The Proposed Local Green spaces under Policy G1; Local Green Space of the Draft Welland Neighbourhood Plan are:

WLGS01 Spitalfields Recreation Ground

WLGS02 Welland Village Green

WLGS03 Welland Park

WLGS04 Pursers Orchard

WLGS05-01 St James Green 1 (North of Pippin Drive)

WLGS05-02 St James Green 2 (East and south of Pippin Drive, adjacent to Merrylegs Close and west of Fortune Avenue)

WLGS06 Kingston Close Green Space

WLGS07 Kingston Close Habitat Area

The map below shows the Local Green Space allocations in the broader context of the Neighbourhood Area.

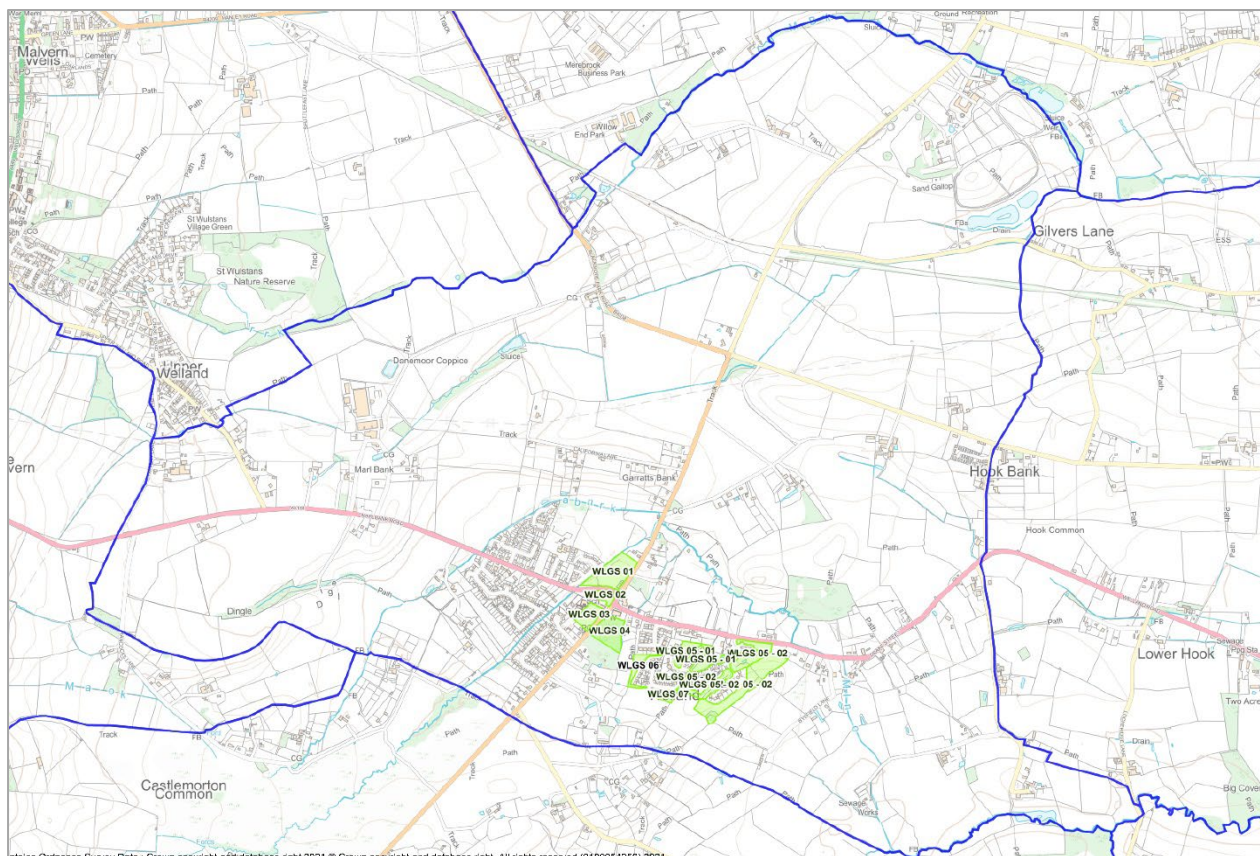


Figure 4 Welland LGS Allocations relative to Neighbourhood Area

WLGS01 Spitalfields Recreation Ground



Figure 5 Site Location: WNDP Map reference -WLGS01



Figure 6 Spitalfields view to the west



Figure 7 Spitalfields multi use games area

WLGS01 Criteria and Case for Designation as Local Green Space

1.1 The site is in reasonable proximity to the community it serves:

Spitalfields Recreation Ground lies at the junction between the B4208 and the A4104, at the village's central crossroads.

It has excellent public access: there is a car park within the site boundary, and its location means the grounds are easily accessible by car, bus, cycle and on foot. Welland Village Hall lies opposite, with associated outdoor recreational facilities.

1.2 The site is local in character and is not an extensive tract of land:

Spitalfields Recreation Ground sits within Malvern Hills AONB. The site's openness, the hedgerows, grassed playing fields and views to the hills all heighten the sense of Welland's rural heritage. At 1.64 hectares the site is not regarded as an extensive tract of land.

1.3 This site is demonstrably special and of significance to the local community:

Spitalfields benefits from stunning views across to the Malvern Hills and the towards St James Church, a Grade II historic building – an amazing visual backdrop for recreation. It is also an important component of Welland's green infrastructure with established hedgerows and flora supporting wildlife and biodiversity.

Local and visiting community groups, over the last fifteen years, have made extensive use of the recreation grounds and the range of outdoor activities has widened. The site contains a football pitch, netball court, walking track and outdoor sports equipment.

The health and well-being contribution that this recreational space provides is valued by local people. It is a place to play or watch sport, walk the dog or just to sit at one of the picnic tables to enjoy the views and relax.

The facilities have evolved as the village has grown and recent improvements include erecting a Sports Pavilion in 2010 and installing an enhanced drainage system for the football pitch in 2018. The drainage system enabled more matches to be played, further extending Spitalfields' use and appeal.

The Pavilion building is also home to Welland Pre-School, a charity organization providing pre-school facilities for nearby families. The Pre-School is a prospering enterprise and the children are able to make use of the green space for recreation and learning with sports activities and a well-used forest school.

Little Malvern & Welland Parish Council consulted on plans for an outdoor fitness space and gym for adults to add to its facilities to further extend the use of the facilities and well-being activities for all age groups. That facility was installed in 2021.

WLGS02 Welland Village Green

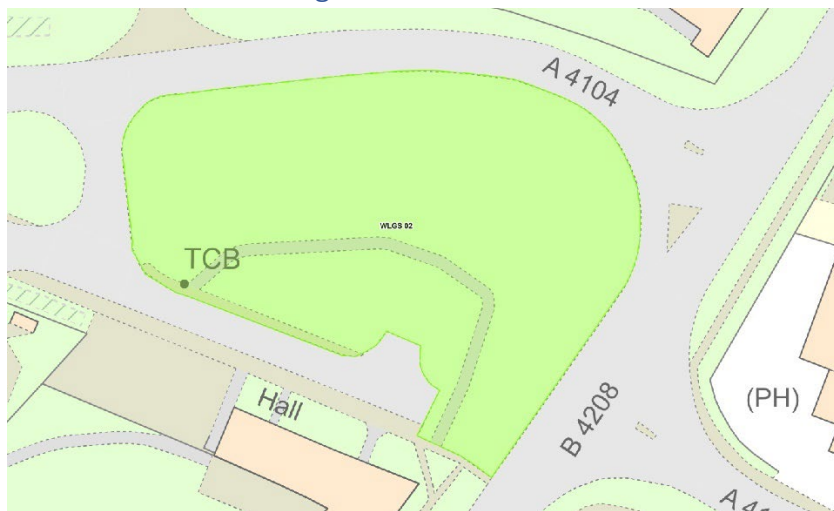


Figure 8 Site Location: WNDP Map reference: WLGS02



Figure 9 Village Green view to the hills

WLGS02 Criteria and Case for Designation as Local Green Space

2.1 The site is in reasonable proximity to the community it serves:

Located on Welland's central crossroads, the village green frames the approach route to the village hall, playing fields, and the primary school. It is well served by footpaths and car parks making it readily accessible to the public.

2.1 The site is local in character and is not an extensive tract of land:

There are a variety of mature trees and rare wild orchids. It benefits from views to Malvern Hills. Its central location makes it an important element of the green infrastructure and

retains the rural character at the heart of the village, in keeping with its heritage. The Village Green is just 0.38 hectares in area.

2.3 This site is demonstrably special and of significance to the local community:

The 2015 Landscape Assessment Report highlighted the importance of views at the village centre, from the crossroads and the village green, and their sensitivity to change. This important green space has been at the heart of the village since the early 70s when the road layout was modified. It is a place of contemplation and remembrance. In 2005 a War Memorial was constructed on the village green.



Figure 10 Village Green views to the north

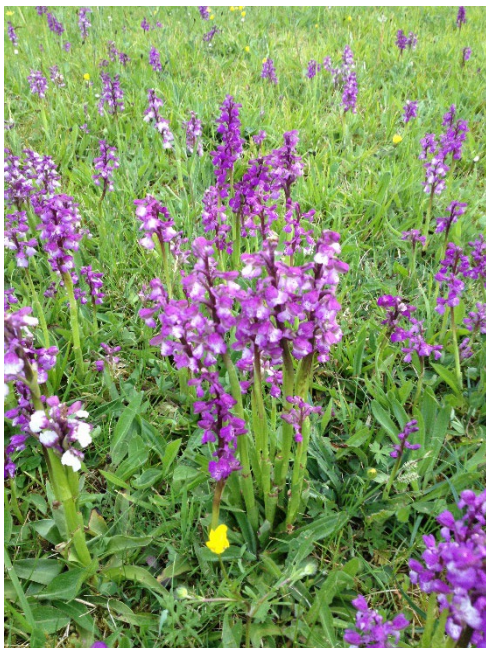


Figure 11 Orchids on the Green

The village green habitat is also an important contributor to biodiversity and is the site of a rare wild orchid. The Woodland Trust describes orchids as the most beautiful wildflowers in Britain. The Woodland Trust indicates that the UK has around 52 different species of wild orchid and mentions 9 species of green-wing orchids as particularly rare: this includes the *Anacamptis morio* which flowers abundantly on the site between mid-April and May on the village green. The Botanical Society consider this wildflower as being near ‘threatened status’.

WLGS03 Welland Park

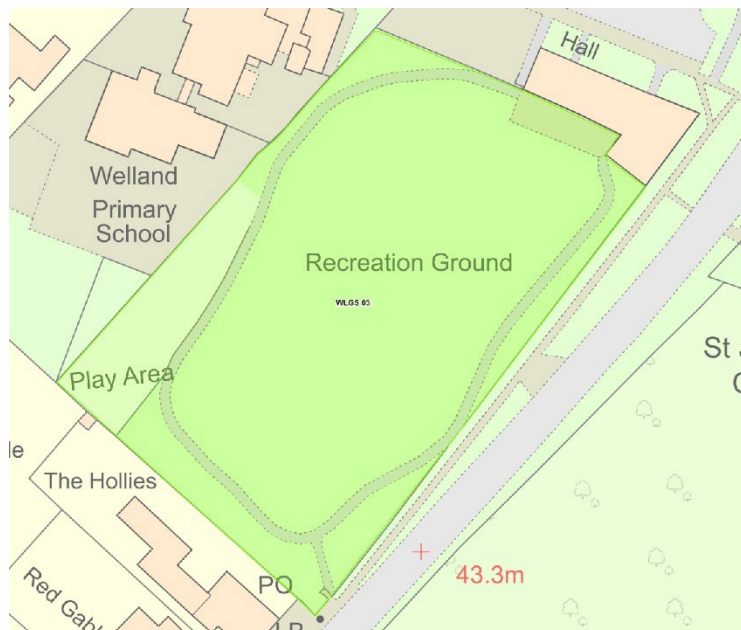


Figure 12 Site Location: WNDP Map Reference WLGS03



Figure 13 Play area and school. View west from the park

WLGS 03 Criteria and Case for Designation as Local Green Space

3.1 The site is in reasonable proximity to the community it serves:

Welland Park is a key open green space highly valued by both the residents and the village primary school.

It is in the centre of the village between the Village Hall, Welland Primary School and the village stores on Gloucester Road, the B4208. The site is accessible from Gloucester Road and Marlbank Road. There is good access by foot and cycle, with a small car park on Marlbank Road and a nearby bus stop.

3.2 The site is local in character and is not an extensive tract of land:

Welland Park's setting, with Malvern Hills as a backdrop, and the site's mature hedgerows and trees, give the park a sense of the village's rural heritage. At 0.65 hectares this is not considered an extensive tract of land.

3.3 This site is demonstrably special and of significance to the local community:

The Park is framed by beautiful views to the Malvern Hills, St James Church and Pursers Orchard. These not only enhance its setting but add to its appeal as a place for recreation for the community and visitors.



Figure 14 Village Fete and Dog Show

Welland Park is an integral part of village life used extensively by the local community, Village Hall user groups and visitors. This is a key resource for the village's primary school who use it as their outdoor sports facility. It is frequently used for events including the village fete, dog shows, car boot sales. Following WNDP consultation, and the growth in the number of village residents, the play area equipment was updated in 2018. This project received S106 funding; it has proved popular with both the local community and with visitors.

The Park is an important element of Welland's green infrastructure, contributing to the local wildlife and biodiversity through its established hedgerows, mature trees and proximity to other green spaces at the heart of the village.

WLGS04 Pursers Orchard

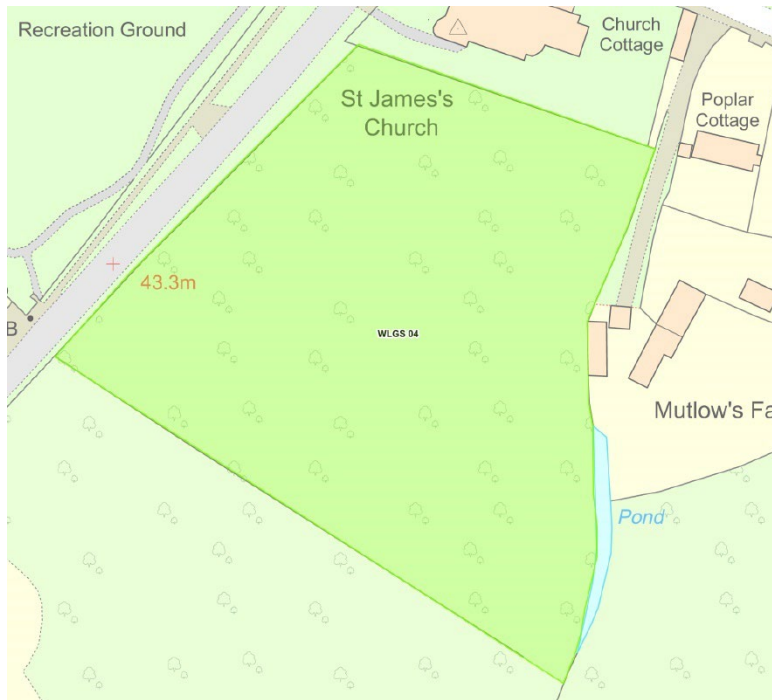


Figure 15 Site Location: WNDP Map reference WLGS04



Figure 16 Pursers Orchard: View to St James Church

WLGS 04 Criteria and Case for Designation as Local Green Space

4.1 The site is in reasonable proximity to the community it serves:

Pursers Orchard is a traditional orchard located at the centre of Welland just 90m from the main crossroads. It is bounded to the north by St. James Church yard, to the west by Gloucester Road, the B4208, to the south by an open, intensively managed orchard area and to the east by Mutlows Farm and Mutlows Orchard SSSI.

Since being acquired by Little Malvern and Welland Parish Council in 2019 as a Community Orchard, a new entrance has been installed which provides suitable access for all.

4.2 The site is local in character and is not an extensive tract of land:

Pursers Orchard is a 1.2 hectares portion of the area designated Mutlows Farm on the WNDP map. In this traditional orchard, there is an array of old trees of wonderful character, as well as existing wildlife habitat. The orchard was well established by the 1930s, but it is considered much older than that as detailed in the TPO transcript for the Pursers Orchard Site:

This moderately large orchard of over 150 trees of various fruit varieties was well established by the 1930s but is certainly much older than this. There are some excellent mature-age trees including Laxton superb, Newton wonder, Bramley apples, Conference and Perry pear, Victoria plum and Pershore egg-plum and a number of damson varieties, as well as 2 large walnuts and some ancient coppice-grown hazel "trees".

19th Century maps show a great concentration of orchards in the parish and traditional orchards are highly important features in the landscape in terms of what they contribute to landscape character and biodiversity.

4.3 This site is demonstrably special and of significance to the local community:

As part of the WNP consultation process (2014-2017) the community identified an opportunity to protect one of the few remaining traditional orchards of this age and diversity in the county. The potential to create a healthy and productive orchard as an interesting recreational and educational natural green space while securing part of the distinctive rural heritage of the village attracted support across the local and wider community.

The Pursers Orchard Group was set up to acquire, conserve, promote and celebrate this traditional orchard for the benefit of wildlife and for the whole community by:

- Managing a traditional community orchard at the Heart of the Village of Welland and offering a tranquil space to support well-being for all ages and abilities
- Training volunteers to manage and restore the traditional orchard in the village
- Sharing our enthusiasm for orchards and their wildlife through events
- Running celebratory and seasonal events for everyone to enjoy
- Making and selling apple juice, and other fund-raising activities

Following a successful community project S106 funding bid, Little Malvern & Welland Parish Council purchased Pursers Orchard in January 2019.

The volunteer working parties are underway and making good progress with the orchard management activities. The orchard opened to the community and visitors in August 2019 following the construction of a new site access. There is further work planned to improve accessibility.



Figure 17 Pursers Orchard – New Access & Work Underway

Orchard activities are proving to be a great opportunity for both the long-term and newly arrived village residents to get to know one another and this social aspect will grow as recreational and educational activities expand.

Pursers Orchard makes a significant contribution to keeping Welland’s rural character and agriculture heritage alive in the heart of the village - a living link with Welland’s 19th Century landscape. As a traditional orchard it is regarded as a biodiversity action plan priority habitat. It supports a variety of species including lesser spotted woodpeckers, various saproxylic beetles, slow worms and many species of fungus. In addition, the orchard’s proximity to other important, highly sensitive habitats and wildlife corridors adds to its ecological significance.

The proposed WNDP Local Green Space designation will secure the orchard’s significant role in protecting and enhancing biodiversity while making an equally important contribution to health and well-being for the local community and visitors.

WLGS05 St James Green



Figure 18 Site Location: St James Green: W NDP Map reference WLGS05



Figure 19 Local Green Space St James Green – Merrylegs Close looking north.

St James Green Development - Background

The St James Green development was built in two phases – a total of 100 homes – between 2016 -2019. This was formerly agricultural land with the distinctive landscape character of the surrounding countryside. The site's importance to wildlife corridors and important local habitats was an integral part of the planning considerations and the developments' design.

Landscape and Ecological Management and Maintenance Plans have been developed for St James Green in line with the planning requirements. This is split into two plans covering Phase 1 and Phase 2 of the new housing development.

There is now a network of green spaces forming a green infrastructure which is in tune with the heritage of the site. The green infrastructure connects the development to the open countryside in which its sits protecting important habitats and wildlife corridors. It also provides recreational areas for the wellbeing of the community.

The proposed WLGS 05 St James Green WNDP Local Green Space relates to Phase 1 of the development.

Note: The WLGS 05 area is depicted on the location map as two Local Green Spaces which relate to their location and their particular significance and functions in addition to their collective contribution to landscape, land drainage, spatial freedom and connection with the rural environment.

WLGS05-01 – green space providing recreation, pedestrian access and visual amenity value with hedgerows, trees and open space. Includes the green space to the north of Pippin Drive.

WLGS05-02 – green space providing biodiversity and wildlife habitat and corridors and sustainable urban drainage systems. Includes the green space to the south and east of Pippin Drive, adjacent Merrylegs Close and west of Fortune Avenue.

WLGS05 – 01 St James Green - 1



Figure 20 Site Location north of Pippin Drive – Map reference WLDS05-01



Figure 21 South west to west end Pippin Drive ahead.



Figure 22 North along PRoW from Pippin Drive



Figure 23 North, Pippin Drive to the right

WLGS 05 – 01 Criteria and Case for Designation as Local Green Space

5.1.1 The site is in reasonable proximity to the community it serves:

St James Green development lies on the eastern side of the village, 495m from its centre via the footpath along Drake Street. All green spaces are accessible to the local residents with footpaths and public rights of way through the site.

Fifty houses were built in Phase 1 with residents moving into their home along Merrylegs Close, Pippin Drive, Pearmain and Fortune Avenues and Thorn Grove from June 2016.

5.1.2 The site is local in character and is not an extensive tract of land:

The site sits over what was undulating agricultural land adjacent to Lawn Farm on Drake Street (A4104). The land is surrounded by open countryside classified as settled farmlands with pastoral land use where most fields are divided by mature hedgerows with intermittent mature trees. St James Green retains a large number of mature trees and hedgerows at the periphery and from the former field boundaries. The vegetation retained from the field boundaries create distinct areas within the site's landscape and provides strong references to the predevelopment landscape character.

The planting of new trees and grassland landscaping of the green zones largely in the eastern and southern WLGS 05-02 area is in keeping with its heritage and the wider setting: for example, included in this area is a community orchard reflecting the parish's agricultural heritage.

This is not considered an extensive area of land: the proposed 05-01 St James Green Local Green Space is 1.11ha in total.

5.1.3 This site is demonstrably special and of significance to the local community

The proposed Local Green Space is an essential element of the Village's green open space, providing open amenity, room to breath and places to walk, play and move.

In landscape terms the open and expansive layout of the site with its sweeping vistas of established hedgerows and pastureland has become one of its main established characteristics, integrating, as much as possible, what might have been an alien development into the settled farmlands with pastoral use character of the area. Nearby dwellings also benefit from the open aspect afforded by the open green spaces created for exactly that purpose.

The landscape design and ecological management plan for the development aimed to secure important biodiverse, wildlife habitats but the emphasis on this area has a rather more direct influence on people than on wildlife and fauna.

Contained within the area are a number of formal and informal routes for pedestrians that provide more direct functional access where roads and footways otherwise meander and also provide places for play, exercise and recreation. The pathways are a mixture of permissive paths and PRow's.

The community orchard contained within the northern forks of Pippin Drive is a truly multifunctional green space. It includes a normally dry marl pit that might have been designed as an adventure feature, a newly replanted batch of fruit trees recalling the agricultural heritage of the site and a grassy area for all manner of outdoor recreation.

With one 600m² exception, this orchard is the only grassy communal play area built in a housing development in Welland in the past 70 years.

It is in this context that the WNDP is proposing designating this Local Green Space The proposed designation will secure their contribution to the landscape and biodiversity of the area and their role in well-being for future generations.

WLG505 – 02 St James Green-2



Figure 24 Site Location south and east of Pippin Drive – Map reference WLG505-02



Figure 25 Looking north from the PRW to the south of Fortune Avenue



Figure 26 Looking west from the Badgers Sett, Merrylegs Close and Fortune Avenue to the right



Figure 27 Looking north from the Badgers Sett, Merrylegs Close on the left.



Figure 28 Looking west Merrylegs Close on the left.



Figure 29 Looking south west Thorn Grove on right

WLGS 05 – 02 Criteria and Case for Designation as Local Green Space

5.2.1 The site is in reasonable proximity to the community it serves:

The St James Green development lies on the eastern side of the village. It is accessed via Pippin Drive at its junction with Drake Street 500m from its centre via the footpath along Drake Street to the west. All areas green spaces are accessible to the local residents with footpaths and public rights of way through the site.

Fifty houses were built in Phase 1 with residents moving into their home along Merrylegs Close, Pippin Drive, Pearmain and Fortune Avenues and Thorn Grove from June 2016.

5.2.2 The site is local in character and is not an extensive tract of land:

The site sits across a small valley like landform of what was agricultural land adjacent to Lawn Farm on Drake Street (A4104). The land is surrounded by open countryside classified as settled farmlands with pastoral land use where most fields are divided by mature hedgerows with intermittent mature trees. St James Green retains a large proportion of mature trees and hedgerows at the periphery and from the former field boundaries. The vegetation retained from the field boundaries create distinct areas within the site's landscape and provides strong references to the predevelopment landscape character.

These mature areas formed an important part of the pre-development wildlife habitat enabling important species of wildlife to thrive – including, great crested newts, bats, and badgers. The planting of new trees and grassland landscaping of the green zones is in keeping with its heritage and the wider setting.

This is not considered an extensive area of land: the proposed LGS05-02 St James Green Local Green Space is 4.01ha.

5.2.3 This site is demonstrably special and of significance to the local community

The proposed Local Green Space is an essential element of the Village's green infrastructure, positively impacting biodiversity including hibernacula, great crested newt pathways and a protected badger sett.

In landscape terms the open and expansive layout of the site with its sweeping vistas of established hedgerows and pastureland has become one of its main established characteristics, integrating, as much as possible, what might have been an alien development into the settled farmlands with pastoral use character of the area. A particular stipulation of the planning permission was the inclusion of the landscape screening buffer south of Fortune Avenue (pictured just starting to grow in Fig. 24) that was necessary to protect the views from adjacent rural PRow's including the Worcestershire Link Path within the Malvern Hills AONB 200 metres to the south.

The landscape design and ecological management plan for the development aim to secure this important biodiverse, wildlife habitat. There are many mature and rich hedgerows and trees in the LGS 05-02 area. These retained habitats have been supplemented with new areas of grassland, wildflower meadows, tree planting, and additions such as bat boxes. The ongoing protection of this sensitive habitat and the important wildlife species is vital.

The green infrastructure within St James Green is also of particular importance in retaining the relationship to the character of the surrounding open countryside and to ensure the connection to and protection of nearby sensitive sites such as the adjacent Drake Street Nature Reserve.

The health and well-being contribution to its some 250 residents and the wider community is also significant and important. It is used dawn to dusk by many village residents for daily exercise of themselves and their children and pets. The management plan for the open space provides for accessible paths to be maintained in the form of mown grass for these recreational purposes. The northern ridge also allows for sliding on snow when conditions allow. For all those people enjoying the physical possibility for recreation, the position of the Local Green Space on the eastern ridges of the village affords spectacular views of the full breadth of the Malvern Hills.

The valley, that has been re-engineered to create attenuation ponds, also forms a major component of the drainage scheme to mitigate against flash flooding while preserving most of the ancient, species rich hedgerows.

It is this context that the WNDP is proposing this Local Green Space designation. The proposed designation will secure their contribution to the landscape and biodiversity of the area and their role in well-being for future generations.

WLGS06 Kingston Close Green Space

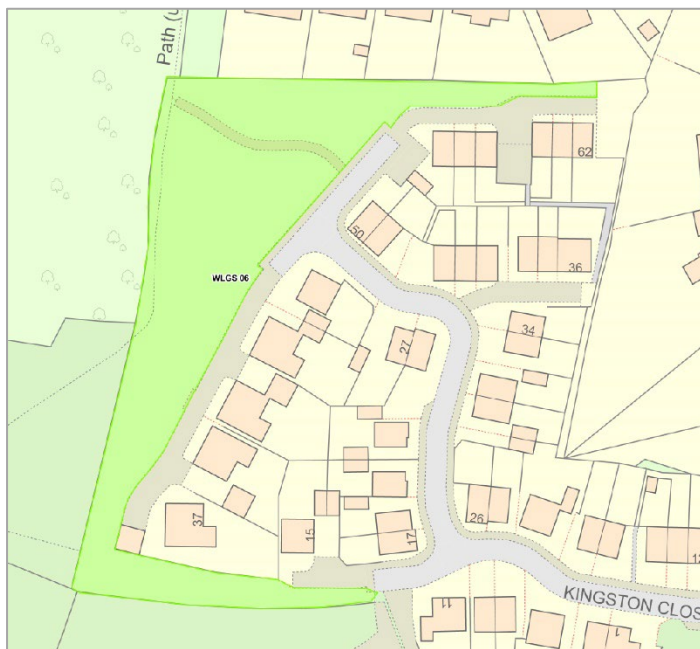


Figure 30 Site Location: Kingston Close WNDP Map reference WLGS 06



Figure 31 Looking north Kingston close to the right. Mutlows Orchard far left.

WLGS06 Criteria and Case for Designation as Local Green Space

6.1 The site is in reasonable proximity to the community it serves

Kingston Close development lies on the eastern side of the village, 0.9km from its centre via the footway along Pippin Drive and Drake Street. There are also footpaths and public rights of way through the St James Green development and from Drake Street. The green space is immediately adjacent to the local community within the second phase St James Green development.

This site was the second phase St James Green development delivering a further fifty homes and, by the end of 2019, the homes on Kingston Close were occupied.

Note: for background to St James Green Housing Development see WLGS 05

6.2 The site is local in character and is not an extensive tract of land:

This site was formerly agricultural land with the distinctive landscape character of the surrounding countryside.

The site's importance to wildlife corridors and important local habitats was an integral part of the planning considerations and the developments' design. A Landscape and Ecological Management and Maintenance Plan has been developed for Phase 2.

The Kingston Close proposed Local Green Space connects the development to the open countryside and adjacent to sensitive habitats and wildlife corridors. It also provides recreational areas for the wellbeing of the community.

At 0.44ha this is not considered an extensive area of land.

6.3 This site is demonstrably special and of significance to the local community

This Local Green Space is of particular importance in ensuring the protection of nearby sensitive sites including the adjacent and nationally significant Mutlows Orchard SSSI. In addition, it is located adjacent to the open countryside with a Kingston Close Habitat Area (WLGS07) close by.

The existence of the landscape design and ecological management plan for the development reflects the importance of securing the heritage of this agricultural land and its important biodiverse, wildlife habitat.

There is also a valuable health and well-being contribution as Kingston Close Green Space also provides valued recreational space for the community on their doorstep.

WLGS07 Kingston Close Habitat Area



Figure 32 Site Location: WNDP Map reference: WLGS 07



Figure 33 Kingston Close Habitat Area: Pond and (new) Woodland area Lawn Farm /St James Green boundary looking east

WLGS 07 Criteria and Case for Designation as Local Green Space

7.1 The site is in reasonable proximity to the community it serves

The Kingston Close Habitat Area– a protected ecology zone for the great crested newt (GCN) - is next to the St James Green housing development immediately south east of the second phase. The GCN Ecology zone was a statutory requirement of Natural England at the planning stage when granting a licence for the protection of GCN, a condition of planning approval.

There is a public right of way footpath close by.

7.2 The site is local in character and is not an extensive tract of land

The site sits within undulating agricultural land characterised by small fields and mature hedgerows and mature trees. The ecological requirements for the site include a 0.2

hectares woodland, eight hibernacula and numerous wildlife refuges. The woodland planting took place in March 2020.

The Natural England Licence, issued to Bovis plc in January 2017, and the associated Landscape and Ecological Management Plan provided the detailed requirements for the site. Note: The licence, together with the MHDC approved document 'Guide to the Management of Landscape and Ecology Areas of Welland, Phase 2, ref Nov 16 rev C' provides the strict land maintenance schedule for the protection and development of the GCN ecology zone.

The site includes a permanently wet pond at the bottom of an excavated pit, the excavation being of significant heritage significance as the site of marl extraction in the 18th century. Marl was used as a fertilizer and soil conditioner before other being displaced by other materials during and after the industrial revolution. This is one of several marl pits on Lawn Farm land that together have significant historical interest.

This proposed Local Green space is of approximately 0.25ha.

7.3 This site is demonstrably special and of significance to the local community

The site is extremely significant ecologically and an important site to protect.

The importance of this habitat must be considered alongside the St James Green proposed Local Green Space's ecologically and wildlife corridors. Together, they create the 'new' habitat and wildlife corridors required to mitigate the impacts arising from the loss of habitat with the recent change in land use. A Landscape and Ecological Management Plan is in place.

The site has hibernacula and refuges for the GCN around a dedicated breeding pond that has been dredged and recreated with specific aquatic plantings for the GCN. In addition, the pond has been given the protection of buffer zone planting on the land immediately surrounding the pond together with a newly planted woodland.

7.4 Landowner Objections

See Section 1.3 Consultation which concludes that WLGS 07 now identified as the Kingston Close Habitat Area meets the criteria for inclusion as a proposed Local Green Space.

6. Conclusion

This report provides the evidence to demonstrate that the sites proposed for designation as Local Green Space within the Draft Welland Neighbourhood Plan (WNP) meet the requirements as set out in paragraphs 101-102 of the National Planning Policy Framework (2021) and the relevant paragraphs of the Planning Practice Guidance on Local Green Space.

The previous version of this report has been subject to informal consultation and formal consultation in late 2021 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Owners of the sites proposed for designation have been notified of the proposals.

There is substantial support for the designation of the proposed sites that will help to maintain and enhance the natural capital that is a key element of the neighbourhood area.

Designated LGS	AREA Ha
WLGS01 Spitalfields Recreation Ground	1.64
WLGS02 Welland Village Green	0.38
WLGS03 Welland Park	0.65
WLGS04 Pursers Orchard	1.21
WLGS05-01 St James Green	1.01
WLGS05-02 St James Green	4.01
WLGS06 Kingston Close Green Space	0.44
WLGS07 Kingston Close Habitat Area	0.25
	Total area = 9.59ha

Welland Neighbourhood Plan Group

2023 03 11

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Mapping

By XMAP and Parish Online – Little Malvern and Welland Parish Council

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APPENDIX 1

Regulation 14 Consultation Summary and Actions – LGS Landowner Consultation July 2020

In July 2020 a letter was sent to each of the owners of proposed Local Green Spaces with the current Draft Local Green Space report setting out the NPPF Policy and Criteria plus the NP case for designation for each site.

At the time of this consultation 12 Local Green Spaces were under consideration: with WLGS07 Natural England Ecology Zone carrying the Reference WLGS12

LGS Ref	Site Name	Landowner
WLGS01	Spitalfields Recreation Ground	Little Malvern & Welland Parish Council
WLGS02	Village Green	Little Malvern & Welland Parish Council
WLGS03	Welland Park	Little Malvern & Welland Parish Council
WLGS04	Pursers Orchard	Little Malvern & Welland Parish Council
WLGS05	Spring Meadows SSSI Buffer	Guild Holmes/Spring Meadows Management Company
WLGS06	St James Green	-01: Mr Roger Cousins, Lawn Farm
		-02 to 08: Mr Antony J Dean, Director St James Green (Welland) Management Company Ltd Gateway House, 10 Coopers Way, Southend-on-Sea, Essex SS2 5TE
WLGS07	Gifford Drive / Blandford Close	Malvern Hills District Council
WLGS08	Welland Cemetery	Little Malvern & Welland Parish Council
WLGS09	St James Church Yard	St James Church Parochial Church Council
WLGS10	Mutlows Orchard SSSI	[REDACTED], Mutlows Farm
WLGS11	Drake Street Meadow	Worcestershire Wildlife Trust
WLGS12	Natural England Ecology Zone	[REDACTED], Lawn Farm

Communications with landowner [REDACTED]

Letter emailed to [REDACTED] July 2020

Dear [REDACTED]

Re: Proposed Local Green Space Designation – Landowner Notification

I am writing to you to advise that following a series of assessments and consultations WLGS06-01 and WLGS 12 have been nominated as land to be protected by Local Green Space designation within the draft Welland Neighbourhood Plan.

On behalf of my colleagues on the Parish Council and the Steering Group, I am delighted to let you know that the Welland Neighbourhood Plan has made good progress and will shortly be entering a formal, Regulation 14, consultation period for local residents, local businesses and other stakeholders. This letter provides you with an opportunity to comment ahead of this formal consultation. Enclosed is a report and map that identifies the Local Green Spaces that have been proposed within Welland.

Successful designation of the site as a Local Green Space carries equal status in law as Green Belt. A proposed Local Green Space must meet the criteria defined in the National Planning Policy Framework. The enclosed report details how each of the Welland proposed sites

meets these criteria. Sections 2 & 3 of the Local Green Space report provide more detail on the National Planning Policy Framework with responses to Frequently Asked Questions.

Please get in touch with any feedback, comment, or questions you have regarding your nominated Local Green Space land. You will, of course, have the opportunity to comment again on the recommended nomination of your site as Local Green Space in the Draft Plan during the formal 6 weeks consultation process.

Yours faithfully,

[REDACTED]

Parish Clerk, Little Malvern & Welland Parish Council

[REDACTED]

Chair, Welland Neighbourhood Plan Steering Group

[REDACTED]

email in response

Sent : 02/07/2020 18:01:08

Subject : Re: Local Green Spaces Welland

Dear Mr Sharp and Mr Davis

We are formally replying to your letter sent by email (below)

We object to all the "green space" areas that are privately owned by us and are not subject to any local authority conditions.

There are inaccuracies in the statements made about our land.

Please remove all areas of our land in your draft plan, before you consult further .

Yours sincerely

[REDACTED]

[REDACTED]

email 15/12/2022

Minuted as correspondence by the Parish Council 20 February 2023

From: [REDACTED] <*****>

To: [REDACTED]

Sent: 15/12/2022 21:47:30

Subject: Neighbourhood Plan

Hello [REDACTED]

Below is a document for the attention of the Parish Council.

For the attention of Little Malvern and Welland Parish Council.

With regards to the Draft Neighbourhood Plan;

Local Green Space. Objection to WLGS07 designation "Natural England Ecology Zone".

This area of pond/land is privately owned (part of Lawn Farm), Natural England licenced Bovis during the building process.

Neighbourhood Open Space. Objection to WNOS04 designation.

This area of land is a privately owned paddock (part of Lawn Farm) , with no similarity to the other proposed Open Spaces. There are numerous parcels of similar land with-in the plan area with no designation.

The Active Travel Corridor (old railway line) is partly with-in the Parish boundary but can not be easily accessed by the village population, and is in not in the Parish Councils control. Not sure why this is in the plan?

The housing allocation “North of Cornfield Close” is with-in the AONB, a nationally designated area. The Neighbourhood Plan should “conserve and enhance the natural beauty of the area”.

This proposal is contrary to SWDPR 28, and fails to conform with the Local Plan.

Regards

[REDACTED]