

HOUSING SITE ASSESSMENT AND SELECTION

Refreshed March 2023

A review of the November 2022 report on the process of assessment and selection of sites for housing development to be presented as evidence supporting the allocation of a site or sites in the Housing Policies of the Welland Neighbourhood Plan.

Welland Neighbourhood Plan Group

March 2023

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Executive Summary

The conclusions of the November 2022 Site Assessment and Preference Rating report have been reviewed in the light of some contextual changes occurring in November and December 2022, vis:

- Landowner adjustments to the available area of the preferred site allocation
- Landowner updates on site constraints
- Change of the Indicative Housing Requirement for the neighbourhood area from 14 dwellings to 25 dwellings set out in the Reg19 version of the SWDP Review
- Restated advice from Malvern Hills District Council officers concerning reliance on windfall development to meet housing require.

This report concludes that the preferred site for allocation remains CFS0323A area 1b albeit with that area marginally reduced.

This report proposes the allocation of that single site at the calculated capacity of 13 dwellings in the context of an expectation of the further delivery of a minimum of 12 windfall dwellings over the plan period, see 2023 02 21 Windfall Delivery Evidence Report.

December 2022 Contextual Developments

Indicative Housing Requirement

In November 2022, a detailed site assessment and selection process was concluded by the Welland Neighbourhood Plan Group (the Group) based upon an indicative housing requirement (IHR), supplied by Malvern Hills District Council, of 14 dwellings for the plan period. The Group concluded that the evidenced local housing need could be met in full with an allocation of a single site for 14 dwellings; this would also have met the IHR of 14 dwellings provided at the time.

Annex E of the Regulation 19 SWDPR published in November 2022 contained an IHR for Welland of 25 dwellings for the period 2021-2041. This number, which may be subject to further change, is derived from a calculation of an apportioned share of the housing need that is being allocated to Category 1 villages across the South Worcestershire Council's area within the emerging SWDP Review (SWDPR).

The Group undertook to review the November 2022 report in the light of that change in the IHR.

Landowner Communications

Prior to concluding the Reg. 15 draft plan in November 2022 the Group sought to verify the suitability, availability and achievability of the site it was proposing to allocate for housing. The availability of the site had been confirmed by the promoter in March 2022 in writing with a plan showing the area available to be included in the NP (see Appendix 20 Landowners Enquiries) and the availability of the subsection of CFS0323A was further confirmed verbally in a meeting in July 2022. In November 2022 the draft housing policies and the Welland Design Guide and Code were provided to the promoter of the CFS0323A Land North of Cornfield Close site for comment.

The promoter responded with advice that the available land was reduced from that confirmed in July 2022 and provided comment and a plan to confirm the constraints on the site. The concluding correspondence is attached at Appendix R1.

Meanwhile, the owner of CFS 1085 The Lovells, Gloucester Road, Welland WR13 6NF Area 6A only – the western portion, was pursuing a planning application for a single dwelling on that land (M/22/01219/FUL still pending a decision). In a conversation with the landowner on 6th December he confirmed that the site was still available for development but, in his view, the scheme for 14 dwellings submitted to the Group in early 2022 was inappropriate and not deliverable.

The Group undertook to review the November 2022 report in the light of the new information provided by landowners.

District Council Informal Consultation

Consequent on the change in the Welland NA IHR published in the SWDPR Reg. 19 plan, the Group consulted with Malvern Hills District Council Planning Policy Officer for neighbourhood plan support on the implications for the emerging Welland Neighbourhood Plan.

In the course of those conversations the officer reminded the Group of the merits of the Neighbourhood Plan proposing site allocations to meet the IHR as set out in NPPF paragraph 14 and also advised that NPPG stated that "In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the Framework, the 'policies and allocations' in the plan should meet the identified housing requirement in full, For example, a neighbourhood housing requirement of 50 units could be met through 2 sites allocated for 20 housing units each and a policy for a windfall allowance of 10 units. However, a policy on a windfall allowance alone would not be sufficient."

The Group undertook to review the November 2022 report and its Housing and Allocation Policies report in the context of these developments and LPA advice.

Contextual Review of Site Assessments

CFS0323A Land North of Cornfield Close

The site originally proposed for an allocation in the November 2022 Reg.15 draft is shown below.



Following engagement with the site promoter and their consultation with all the relevant stakeholders the northern extent of the proposed site has been reduced and, at the behest of the promoter, land set aside for Green Infrastructure distributed around the site.

These amendments to the site boundaries and permissible land use make the net developable area slightly smaller than previously but still, at the preferred housing density, capable of accommodating sufficient housing to meet the demonstrated Local Need, see Housing Evidence Paper June 2022.

The proposed new boundaries and land use restrictions do not compromise the previous landscape, biodiversity and amenity assumptions in the assessment and indeed, the landscape impact may well be further enhanced by the newly defined northern boundary.

The Group concludes that this site, with a capacity for 13 affordable dwellings, remains its preferred allocation. The revised site plan is shown below.



CFS 1085
The Lovells, Gloucester Rd, Welland WR13 6NF

The westernmost portion of the Lovells site was considered as a suitable, available and achievable housing allocation. The area is shown below.



The Landowner had previously provided to the Group an indicative layout that showed 14 dwellings, the IHR number for the WNA at that time.



The November 2022 assessment calculated the capacity of the western portion as c. 10 dwellings if the design respected the Welland Design Guide and Code preference for a density of 20 dwellings per hectare. At that capacity the site would not be a candidate as a single allocation to meet the determined Local Housing Need of 12-14 dwellings.

Due to the Welland Neighbourhood Area's sensitive location in the AONB and its setting the Neighbourhood Plan seeks to reduce the amount of land being developed for larger developments. In this context the objective is to allocate one site only to meet the determined Local Housing Need (i.e., for affordable housing) in full and for the remaining IHR requirement (i.e., considered to be beyond local need) is to be met through small windfall sites.

If circumstances are such that development on this site, outside of the proposed development boundary, were to be considered appropriate, there is clearly some potential for windfall development. But its capacity, while limited, would appear not to be required in addition to the preferred site allocation and likely windfall delivery elsewhere, in order to meet the IHR in full. On those grounds there is not a compelling case for allocating this site.

Meanwhile, the landowner is pursuing a planning application for a single dwelling (M/22/01219/FUL) which, if approved and implemented would likely impede any further development on site. The proposed layout is shown below.



The conclusions of the site assessments are set out against the previous findings in the next section of this report.

Conclusions of the Site Assessment for two potentially suitable sites.
Reviewed in January 2023

Previous Overall Rating and Summaries of Justification are set out in the WHITE cells below. Reviewed Overall Rating and Summaries of Justification in PURPLE cells below

CFS0323A Land North of Cornfield Close

Overall rating: The site is suitable, available and achievable, The site is potentially suitable, available and achievable; The site is not currently suitable, available and achievable

<p>Overall rating (Red/Amber/Green)</p>	<p>The CFS0323A site as a whole is not suitable, available and achievable.</p> <p>The sub-area of the site – Area 1A – is not suitable, available and achievable.</p> <p>A sub area of the site – Area 1B - is potentially suitable, available and achievable.</p>
<p>Summary of justification for rating</p>	<p>Whole of CFS 0323A</p> <p>Development of the CFS0323A site as a whole, including a consideration of the scale/numbers of dwellings that that site could potentially deliver, is not sustainable in terms of its impact on the size and character of the village, the impact on the tranquillity and other special qualities of the AONB and the impact on landscape character. Further, development constraints such as some areas of the site being in flood zone 2/3 and biodiversity/habitat considerations remove some of the site from consideration.</p> <p>Landscape and Visual Sensitivity Assessments, and identified adverse impacts of larger development on the size and character of the settlement, flood risk, and habitat/biodiversity considerations mean that development of the whole of the site identified in CFS0323A would be inappropriate..</p> <p>Development of Area 1A</p> <p>Development of any part of Area 1A (as identified in the 2022 LSCA Report) within site CFS0323A, would have significant adverse impacts on</p> <ul style="list-style-type: none"> - the AONB and its special qualities, - the perceived size and character of the village and its relationship with the open countryside, - the landscape,

- the significance and appreciation of historical assets,
- biodiversity and habitat assets and connectivity to local designated protected sites
It would also be unsustainable when considered against flood and other risks.

Development of any part of Area 1A is therefore not considered appropriate although it has potential value as an allocation – in part or as a whole - as green infrastructure to protect and enhance both landscape and ecological assets, including the AONB and its special qualities, biodiversity and wildlife habitat connectivity, and for the benefit of the local community.

Development of Area 1B

The site has the capacity to meet the demonstrated Local Housing Need and, importantly, is in a location that has lower visual and landscape sensitivity (than other sites available and assessed as part of the Neighbourhood Plan process, whether within or outside the AONB) and was assessed as having a “moderate to high” capacity for development.

The site provides opportunities, in conjunction with an allocation of the adjacent Area 1A (in part or as a whole) as green infrastructure, to protect and enhance landscape and ecological capital, to the benefit of future residents and the whole community.

Development of Area 1B would also be adjacent to and connected to the existing built up area and consistent with the draft WNP objectives and policies for focusing development close to the village amenities of the school, hall, church, cafe and recreation grounds, all of which are within a very short walking distance; this proximity would support community cohesion and minimise car use. It would have accessible and secure access to and from the site by active modes of travel and the location is convenient for connection with and will support the sustainability of public transport.

The site has few physical constraints to development. It is considered that landscape and ecological concerns would be able to be mitigated with care and good design, and if associated with a part or whole allocation of the adjacent land in Area 1A as green infrastructure. Likewise, the minor surface water flood risk and biodiversity/habitat considerations associated with the proposed access road into the site is considered feasible to be overcome through careful design and use of green infrastructure.

The significance of the AONB designation is recognised and in landscape, ecology, heritage and housing need terms, the site should therefore be proposed:

	<p>a) On the same terms as a rural exception site providing only affordable housing in response to the identified need arising in this parish and adjoining settlements in the AONB</p> <p>b) With built development constrained to a modest scale in a location (due to its connectivity with existing built form and being screened by such) that has less adverse impact on the scale and character of the village and its environs and that minimises impact on some of the special qualities of the AONB such as tranquility.</p> <p>c) With a design code that provides landscape and ecology mitigation and enhancement alongside appropriate amenity for residents and which follows AONB guidance.</p>
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<p>Overall rating (Red/Amber/Green)</p>	<p>The CFS0323A site as a whole is not suitable, available and achievable.</p> <p>The sub-area of the site – Area 1A – is not suitable, available and achievable.</p> <p>A sub area of the site – Reduced Area 1B - is potentially suitable, available and achievable.</p>
<p>Summary of justification for rating</p>	<p>Whole of CFS 0323A</p> <p>Development of the CFS0323A site as a whole remains unsustainable for the reasons previously cited.</p> <p>Development of Area 1A</p> <p>Development of any part of Area 1A (as identified in the 2022 LSCA Report) within site CFS0323A is considered to be inappropriate for the reasons previously cited.</p> <p>Development of Reduced Area 1B</p> <p>The reduced area site does not have the capacity to meet the Indicative Housing Requirement but does have the capacity to meet the demonstrated Local Housing Need. Importantly, it is in a location that has lower visual and landscape sensitivity (than other sites available and assessed as part of the Neighbourhood Plan process, whether within or outside the AONB). The previous larger area 1B was assessed as having a “moderate to high” capacity for development and the reduction in area will not compromise that capacity.</p>

Overall rating: The site is suitable, available and achievable, The site is potentially suitable, available and achievable; The site is not currently suitable, available and achievable

	<p>Western Portion The western portion of the site is potentially suitable, available and achievable</p> <p>Eastern Portion The eastern portion of the site is not currently suitable, available and achievable</p>
Summary of justification for rating	<p>Eastern Portion Landowner indicates uncertain availability for this part of the site. Landscape Sensitivity here is high and Landscape Capacity is low. Poorly associated with the built form of the village and would create a significant urban extension into the high sensitivity landscape. Remote from the built up area and development boundary. Unfavourably distant from village facilities Loss of agricultural land and employment potential Capacity far greater than need.</p>
	<p>Western Portion Adjacent to the proposed development boundary. Close to the village services and amenities with acceptable pedestrian access. Landscape Sensitivity here is medium and Landscape Capacity is low to moderate. Landscape impact and relationship to the character of the village are amenable to mitigation measures. Interinfluence with heritage assets is amenable to mitigation. Site capacity is appropriate to contribute to meeting the indicative housing requirement for the Neighbourhood Area</p>

Overall rating: The site is suitable, available and achievable, The site is potentially suitable, available and achievable; The site is not currently suitable, available and achievable	<p>Eastern Portion The eastern portion of the site remains not currently suitable, available and achievable</p>
	<p>Western Portion The western portion of the site is potentially suitable, available and achievable but site constraints and the constraints on development within the setting of the AONB and in the context of the character of the local built form will restrict capacity</p>
Summary of justification for rating	<p>Eastern Portion As previously cited</p>
	<p>Western Portion Landscape Sensitivity here is medium and Landscape Capacity is low to moderate.</p>

	<p>Landscape impact and relationship to the character of the village and interinfluence with heritage assets are amenable to mitigation measures which may inhibit capacity of the site.</p> <p>Site capacity may partly contribute to meeting the indicative housing requirement for the Neighbourhood Area but alone it will not meet the demonstrated Local Housing Need. Due to the Welland Neighbourhood Area's sensitive location in the AONB and its setting, the Neighbourhood Plan seeks to reduce the amount of land being developed for larger developments. In this context the objective is to allocate one site only to meet the determined Local Housing Need (i.e., for affordable housing) in full and for the remaining IHR requirement (i.e., considered to be beyond local need) is to be met through small windfall sites. The contribution of this site to windfall delivery, should the current planning application be approved, will be modest</p>
	<p>While being potentially suitable, available and achievable, given the evidence for substantial windfall delivery in the village, this site is not favoured as an allocation because the demonstrated Local Housing Need and the Indicative Housing Requirement can be fully met elsewhere by allocations and windfall.</p>

Contextual Review of Site Preference Ratings

The November 2022 report concluded that there were two sites considered suitable, available and deliverable and the Group compared those two sites against the Neighbourhood Plan Objectives to determine which would be preferred.

The Summary Table shown below provides evidence for a clear preference for the Land north of Cornfield Close site.

A review of the scoring taking account of the recent changes to sites, housing requirements and policy positioning regarding windfalls does not substantially change the resulting preference.

Previously, when the IHR was 14 the CFS0323 site was strongly favoured because it had capacity to meet the IHR in full. Now that the IHR number is increased to 25 the CFS0323 site remains strongly favoured because it still has the capacity to meet the demonstrated Local Housing Need in full and evidence shows a high expectation that full windfall delivery will fill the residual requirement. Against the same objective, CFS1059 with its rather diminished capacity meets neither the IHR nor the Local Housing Need although it might, under some circumstances, make a minor contribution to windfalls.

Totals of Preference Ratings. Reviewed for amended site and housing requirements.

Objective Theme	Land north of Cornfield Close (LSCA Area 1B) CFS0323A	The Lovells (western portion (LSCA Area 6A)) CFS1059
Environment Objectives	2	0
Community Cohesion Objectives	1	0
Housing Objectives	3 2	0 1
Economy Objectives	0	0
Total of Preference Ratings	6 5	0 1

In conclusion, Land north of Cornfield Close (LSCA Area 1B) CFS0323A remains a clear preference for allocation.

Site Allocation Strategy and Conclusions

This review of the Site Assessment and Preference Rating report (November 2022) in the light of recent changes to the local Neighbourhood Plan context concludes that:

1. The previous findings regarding suitability, availability and achievability of the assessed sites remain valid.
2. The previous findings regarding the Preference Rating of the two candidate sites remain valid.
3. The capacity of the amended site area for CFS0323A Land North of Cornfield Close is calculated at 13 dwellings, sufficient to meet the identified Local Housing Need.
4. The capacity of the site CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF is calculated at 10 dwellings or less, insufficient to meet with the identified Local Housing Need.
5. The availability of the site CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF (Western Portion) is conditional upon the outcome of the current development proposal and is therefore uncertain.
6. To meet the Indicative Housing Requirement in full it will be sufficient for the Plan to allocate a single site (CFS0323A) for 13 affordable dwellings and rely upon the continued delivery of windfall developments to provide 12 further dwellings over the next 17 years.
7. Under some circumstances the site CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF (Western Portion) could contribute towards some windfall delivery.

Welland Neighbourhood Plan Group

March 2023

Appendix R1 Landowner Correspondence CFS0323A

No page numbers

November 2022 HOUSING SITE ASSESSMENT AND SELECTION Report and Appendices

Report and Appendices appended with original page numbers.



Debbie Brookes
DB Land & Planning Consultancy Limited



21st December 2023

Dear Debbie,

Without prejudice

Draft Welland Neighbourhood Plan
Housing Site Assessment - CFS 0323: Land North of Cornfield Close

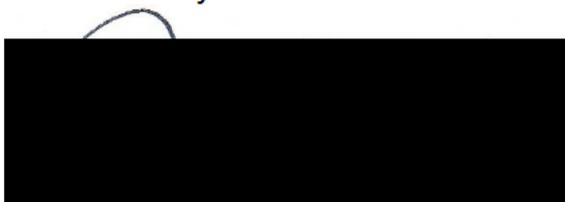
We are approaching submission of the Reg.15 draft Neighbourhood Plan and need to establish some certainty over the availability of potential housing sites that were submitted to the South Worcestershire Development Plan Review Call for Sites exercises.

Your recent correspondence dated 12 December 2022 would appear to indicate that not all the land at CFS 0323 as originally submitted, less the land containing the recent development at Barleycorn Fields, is available as a potential site. As such we are writing to you as promoter of the site seeking confirmation of the current situation with regards to the landowner's intentions and to any known site constraints. Therefore, please would you provide a plan, at a recognised scale, which shows the land that is available for potential development edged in red.

We would appreciate your response within 14 days from the date of this communication. If we do not hear from you within this time period, we will assume that all of the land previously submitted (less the land at Barleycorn Fields) remains available.

We look forward to hearing from you.

Your sincerely



Mick Davies

Chair – Welland Neighbourhood Plan Neighbourhood Plan Group

[REDACTED]

From: Debbie Brookes [REDACTED]
Sent: 05 January 2023 21:35
To: [REDACTED]
Subject: Welland
Attachments: For NDP Team.pdf

Mick,

First and foremost Happy New Year.

Please see attached the red line plan requested. To be helpful the areas have been marked on the plan.

The land assumed by the Architects appointed did not equate to 1.2ha due to the fact that Phase I and II had acquired or had rights to maintenance over part of the land assumed. You will note that Phase I Management Association own part of the road up to the red line into what could be Phase III, they also own land along the gable end of no 24 Cornfield Close.

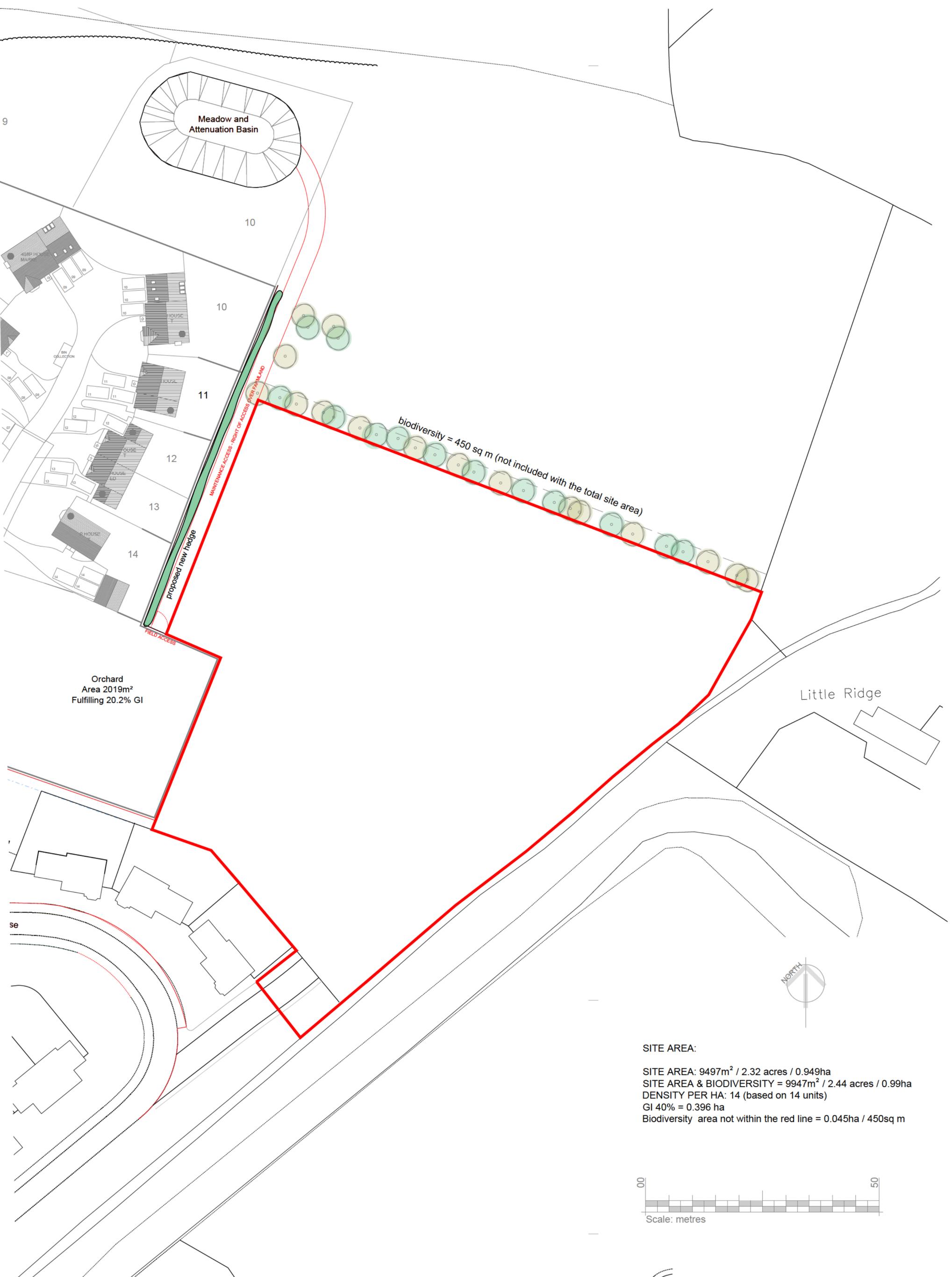
Phase II Management Association have a right of access to maintain the SUDS pond as shown to the West of the site, these areas cannot be developed as either not in my clients ownership or access rights have been granted as part of a planning permission.

I have tried to take on board the wishes of the NDP group in terms of biodiversity in particular and the GI area. I have included to the West of the site along the rear gardens and inside the access strip an area where a hedge can be planted, I have also included outside of the red line to the North a 4m strip which will be planted with trees and native hedging again supporting the biodiversity ethos.

The land is just under 1ha and the SWDP I believe then apportions a GI of 20% to a site of this size. In line with enhancements, it is suggested that that percentage be increased, the biodiversity is clearly enhanced and the site is an all affordable site so should satisfy development in the ANOB perhaps. I hope that I have understood the wishes of the NDP team and that the plan attached satisfies those.

Kind Regards

Debbie



SITE AREA:

SITE AREA: 9497m² / 2.32 acres / 0.949ha
 SITE AREA & BIODIVERSITY = 9947m² / 2.44 acres / 0.99ha
 DENSITY PER HA: 14 (based on 14 units)
 GI 40% = 0.396 ha
 Biodiversity area not within the red line = 0.045ha / 450sq m



Notes - Copyright in this drawing remains the property of BM3 Architecture Limited. - Do not scale this drawing. Work to figured dimensions only. - Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.	Revision	Date	By	Chkd	Project Phase 3 Land North of Cornfield Close Welland	Drawing Location Plan		Client db Land & Planning Consultancy		
						Scale 1:500@A2	Dated 21-12-22	Job No. 71576	Drawing No. D100	

From: [REDACTED]
Sent: 11 January 2023 10:59
To: [REDACTED]
Subject: Land north of Cornfield Close

Dear Debbie,

Thank you for your email of 5th January and the attached drawing.

We have two questions to assist in confirming the deliverability of the site and a further question to confirm the reduction of the developable area from that which was included in the original response to the SWDPR SHELAA call for sites and identified as CFS 0323.

Concerning the deliverability of the site, we note that the land between your indicative 'red line' and the highway at Cornfield Close in the area marked 'A' on the sketch below is in the ownership of a third party.



Can you please confirm that the landowner of the site within the red line has:

An unconstrained right of vehicular access from Marlbank Road via Cornfield Close and across the area 'A' to the red line site, for the purpose of construction of a residential development and for the purpose of continuing access for future residents of that development.

An unconstrained right to construct and maintain a roadway and footway to highway standards across area 'A', connecting Cornfield Close to the red line site.

Can you also confirm that the land available for development is now only that area identified by your red line and that the land to the north which extends as far as the Marlbank Brook and was also a part of CFS 0323 is not now available for development?

Your early response, as always, would be appreciated.

Yours sincerely

Mick Davies

Chair – Welland Neighbourhood Plan Group

Mick Davies



[REDACTED]

From: Debbie Brookes [REDACTED]
Sent: 11 January 2023 18:04
To: [REDACTED]
Subject: RE: Land north of Cornfield Close

Hi Mick,

Thank you for your response.

Firstly just to confirm, the road in Cornfield Close was constructed as a private road and while constructed to Highway Standards was not adopted, it was easier this way in terms of section agreements, I did not ask for it to be adopted. Phase I management Association collect a service charge which a portion of is for the road, I have ensured that Phase II contribute through their Management Charge to Cornfield Close and this will also form part of Phase III's management charge. These road payments are paid direct to Phase I management association via an invoice.

The question would be whether the road from this point ie A was constructed in the same manner as Cornfield Close ie private or adopted, this would be something that would have to be discussed with Highways at the time. Nevertheless I can confirm in any event, a private road (same as Cornfield Close), could be constructed in the same manner into and around Phase III ie a private road, so this is deliverable. I should also say that the Phase II road is also a private road.

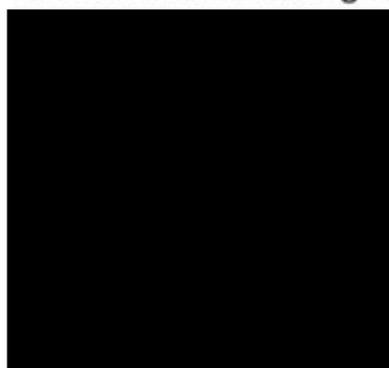
Full access over Cornfield Close is agreed into Phase III from Marbank Road and this has been taken care of legally in the same way that it was into Phase II. Both I myself and The Berrington Trust both old access rights which would be transferred to phase III management association. The rights and approach to the construction of the road would follow that of Phase II connecting to the Phase I road.

I can confirm the land within my red line is the land available and deliverable. Outside of this red line, biodiversity enhancements will take place, this will be conditioned as part of the planning application to ensure that it takes place and will form the landscape plan and planning application documents.

Regards Debbie



Debbie Brookes
DB Land and Planning Consultancy Limited



November 2022 HOUSING SITE ASSESSMENT AND SELECTION Report and Appendices

Report and Appendices appended with original page numbers.