



## **CONSULTATION STATEMENT APPENDICES**

# **DRAFT WELLAND NEIGHBOURHOOD PLAN 2021- 2041**

Little Malvern and Welland Parish Council



**MAY 2023**

## Appendices

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## 2.1 Vision Evolution

### Vision Evolution and Consultation

April 2021	March 2020	2015
<p><b>Our Vision for Welland By 2041</b> Welland will be a thriving rural village. Its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm. Residents and visitors will value and enjoy the landscape and the natural and historic environment of the village.</p> <p>The centre of the village with its facilities and amenities will act as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors.</p> <p>The village will be linked to nearby towns by a range of transport alternatives.</p> <p>A range of high-quality homes will be available to meet the local need. New homes will have been designed and built to the highest standards of energy and environmental efficiency and the community will be actively engaged in local schemes to counteract the drivers of climate change and environmental pollution.</p> <p>Small-scale businesses will be thriving, offering local employment opportunities and supporting the village economy. Many of its residents will conduct their businesses and do their work at their homes and many more will interact with providers of goods and services by phone or internet.</p> <p>And for the enjoyment, health and convenience of the public, a diverse network of open spaces, footpaths and cycle routes will have been established within a short walk of all homes.</p> <p>Welland will be a highly attractive and successful place for people to live, work and play in, retaining its village feel and combining that with modern facilities.</p>	<p><b>VISION FOR WELLAND IN 2041</b> Welland is a thriving rural village and its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm. Residents and visitors value and enjoy the landscape and the natural and historic environment of the village.</p> <p>The centre of the village with its facilities and amenities acts as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors.</p> <p>A range of high-quality homes is available to meet the local need. New homes have been designed and built to the highest standards of energy and environmental efficiency and the community is active in local schemes to counteract the drivers of climate change and environmental pollution.</p> <p>Small-scale businesses are thriving, offering local employment opportunities and supporting the village economy. Many of its residents conduct their businesses and do their work at their homes and many more interact with providers of goods and services by phone or internet.</p> <p>And for the enjoyment, health and convenience of the public, a diverse network of open spaces and footpaths are within a short walk of all homes. Welland is a highly attractive and successful place for people to live, work and play in.</p>	<p><b>Vision for Welland</b> From wide ranging consultations with residents, businesses, visitors and other interest groups the Parish Council has developed a vision describing the Parish as it should be in 2030 and beyond.</p> <p>Welland is a thriving rural village and its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm. Residents and visitors value and enjoy the landscape and the natural and historic environment of the village.</p> <p>The centre of the village with its facilities and amenities acts as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors.</p> <p>A range of high-quality homes is available to meet the local need.</p> <p>Small-scale businesses are thriving, offering local employment opportunities and supporting the village economy. Many of its residents conduct their businesses and do their work at their homes and many more interact with providers of goods and services by phone or internet.</p> <p>And for the enjoyment, health and convenience of the public, a diverse network of open spaces and footpaths are within a short walk of all homes. Welland is a highly attractive and successful place for people to live, work and play in</p>

April 2021	March 2020	2015
<p><b>Consultation</b></p> <p><b>April 2021:</b> Updated Vision for Welland statement published in Parish Newsletter as part of the overall response to the March 2020 Consultation response update:</p> <p><b>Regulation 14 Consultation (24 Sept–7Nov 2022)</b> Over 90% of the residents who responded to the question "Do you broadly agree with the Vision for Welland" statement answered "YES"</p> <p>There were, however, some comments that indicated that it would be helpful for the NPG to provide additional information on how the Vision will be achieved. The LM&amp;W PC recognise that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.</p> <p><b>Records:</b> April 2021 Parish Newsletter – All Residents update on Regulation 14 Draft WNDP Consultation Questionnaire Response</p>	<p><b>Consultation</b></p> <p><b>March 2020 All Residents' Consultation:</b> The 2016 Vision statement, developed through the Phase 1 WNP development consultation process provided the starting point for the re-launch of the Plan development. The only amendment made at this stage was to the vision for <b>high quality housing</b> to explicitly cover New Home Design and Build standards.</p> <p>The March 2020 consultation opportunity ensured new residents had the opportunity to shape the <b>Vision for Welland by 2041</b>.</p> <p><b>Response:</b> Priorities aligned closely with those expressed in 2016 Vision statement. There was some feedback how the Vision was phrased – Is this the village now or in 2041?</p> <p>In addition some residents commented that the ability of amenities and infrastructure to keep pace was missing from the priorities in the Vision Statement given the speed and rate of recent development and its cumulative impact.</p> <p>The April 2021 refinement of the Vision statement looked to improve the clarity of the Vision as well as bringing reference to enable infrastructure e.g., improved local transport options, modern facilities, access to services.</p> <p><b>Records:</b> March 2020 Parish Newsletter; Questionnaire, Response Analysis</p>	<p><b>Consultation</b></p> <p>The 2016 Vision statement was developed through a two-year consultation with the village residents and other stakeholders.</p> <p>The Parish Council and their Neighbourhood Working Group undertook: Roadshows, questionnaires, drop-in sessions to identify the priorities that would shape the Vision provided the starting point for the re-launch of the Plan development.</p> <p><b>In summary:</b> Welland's rural heritage and special relationship with the Malvern Hills &amp; AONB landscape Enhancement and protection of important green spaces High quality homes, supporting local needs with infrastructure provision Amenities and recreational facilities that act as the hub of village life Enabling small business to thrive</p> <p><b>Records:</b> Parish Newsletters, 2013-2016 Consultation Communication Schedule; April 2014 Have Your Say Questionnaire &amp; Analysis; Vision &amp; Objectives Regulation 14 Draft Plan 2015</p>

### 3.1 WNP Consultations: Plan of Record: 2013 – 2016

Date	Activity	Target Audience/ Stakeholders	Purpose
<b>October 13</b>	Open Day Flyers	Parish Community	WNP introductory flyer delivered to all households an invitation to find out about Neighbourhood plans and to gather feedback on what people think the important issues are
<b>15/17/19 October 2013</b>	Open Days	Parish community, visitors, and other stakeholders	Series of 3 Public Open days held in St James Church: Neighbourhood Plan presentation and displays. Representatives of the Steering Group were on hand to discuss all aspects of the proposed plan. Questionnaire made available for people to highlight what is important to them, comment, and feedback on what should not be a priority for the Welland plan and to respond to the question: Should Welland develop a Neighbourhood plan?
	WNP Questionnaire	Parish community, visitors, and other stakeholders	As well as being available at the Open days copies of the questionnaire were available to pick up from the village post office and shop
<b>October 2013</b> <b>May 2013</b>	Welland Neighbourhood Plan website	Parish community, visitors, and other stakeholders	Website went live in October 2013 and there was an updated version available from May 2014
<b>December 2013</b>	Local Parish Council Meeting	Parish Council	Review Open day questionnaire analysis and WNP Steering Group recommendations
<b>Jan 2014</b>	AoNB representation	Malvern Hills AoNB representative	Steering Group meeting with AoNB representative Paul Esrich.
<b>24 Jan 2014</b>	Neighbourhood Area Designation	MHDC and Public	Formal application and consultation to designate Welland Parish as a Neighbourhood area for the purposes of the Welland Neighbourhood Plan, including formal period of public consultation
<b>February 2014</b>	Press release	Malvern Hills D C plus community	Neighbourhood area application
<b>May 2014</b>	“Have your say” “Banners	Parish community and visitors to the village	“Have your Say” banners installed on the green by the community centre and on all the crossroads entering the village. Welland Neighbourhood website details provide to enable everyone to be able to view the plan its progress and provide feedback at any time.
<b>May 2014</b>	“Have Your say” “flyer	Parish Community invitation to Annual Parish Meeting	Invitation to join the Annual Parish Meeting to view the draft housing policy developed by the Welland Neighbourhood planning steering group following on from the initial consultation in October
<b>19<sup>th</sup> May 2014</b>	Annual Parish Meeting	Parish Council and Parish community	Open meeting where the draft housing policy developed by the Welland Neighbourhood planning steering group was made available for the community to review and comment

<b>27th May 2014</b>	Housing Policy Consultation	MHDC planning representatives	Review and gather feedback from MHDC planning representatives on the WNP Housing Policy draft
<b>June/July 2014</b>	WNP and Housing needs survey	Parish community	Survey questionnaire delivered to each household, option for household to request addition forms should they wish to express differing views
<b>5 Jul 2014</b>	Ecology and the Environment _ Look of the Village	Public	Drop-in session held in conjunction with the village fete at which the draft EEL policies were posted and comment gathered
<b>21 Oct 2014</b>	Survey update	community	General update, response rates and next steps re completing the analysis

<b>Date</b>	<b>Activity</b>	<b>Target Audience/ Stakeholders</b>	<b>Purpose</b>
<b>11 Dec 2014</b>	Biodiversity guidance	Steve Bloomfield	Guidance on biodiversity and natural environment policies
<b>15 Dec 2014</b>	Survey Debrief	Parish Council	Survey analysis debrief plus approval to publish to the community – approval given
<b>Jan 2015</b>	Survey Analysis published	Community	Executive summary and V5 results pack made available via the WNP website
<b>22 Jan 2015</b>	Housing Policy Consultation	MHDC Representatives	Policy Draft v.4
<b>6th Apr 2015</b>	Housing Policy consultation	MHDC representatives	MHDC planning department representatives and other stakeholders invited to review and comment on current WNP draft.
<b>10th Apr 2015</b>	Landscape Assessment	AoNB and Carly Tinker	Consultation re the scope and objectives of Landscape assessment to inform Welland Neighbourhood Plan policy development.
<b>20th Apr 2015</b>	Annual Parish Meeting	Parish community and Parish Council	Landscape Assessment: share and shape the scope of the assessment that Carly Tinker is commissioned to undertake; outline the role of the assessment in informing the Welland Neighbourhood plan policies
	Annual Parish Meeting	Parish community and Parish Council	Design Boards: Gather feedback on design preferences. Reviewed design boards and gathered views which will be reflected in the plan.
	Annual Parish Meeting	Parish community and Parish Council	Welland Neighbourhood plan status report. Open forum question and answer session re the status of the plan and key next steps.
<b>31 Jul 2015</b>	Development Policy consultations	MHDC Representatives	Review of latest Policy Draft v 4

<b>Jul/Aug 2015</b>	Landscape Assessments	Community and Stakeholders	Assessment published on Website 22 July 2015, notification in Parish Council Newsletter to every house. Copies made available in Post Office and Library August 2015
<b>26 Aug 2015</b>	Development Policy Consultation	MHDC Representatives	Review of latest policy draft v 14
<b>18 Sept 2015</b>	Development Policy Consultation	MHDC Representatives	Meeting to review revised policies and to discuss open items resulting from the latest round of consultation
<b>19 Oct 2015</b>	Approval to publish plan	Parish Council and community representatives	Welland Parish Council Meeting 19 <sup>th</sup> October 2015. Update on the status of plan and to seek approval to publish the current version of the plan for public consultation. Approval given to publish the plan. In addition, parish council gave their support to the proposed open meeting(s) to familiarise the community and stakeholders with the updated plan content.
<b>26 November 2015</b>	WNP Reg 14- pre-submission consultation	Community and Stakeholders	Plan Published and made available to community & Stakeholders: <ul style="list-style-type: none"> <li>• Plan Available Online at <a href="http://www.wellandplan.org.uk">www.wellandplan.org.uk</a> and copies in the Library, Village Hall, Village Stores, and Church</li> <li>• Invitation issue to public meeting Thursday 26 Nov and schedule of drop-in sessions to view the plan, ask questions and give feedback.</li> <li>• Advertised in Local Press</li> </ul>

Date	Activity	Target Audience/ Stakeholders	Purpose
<b>30 January 2016</b>			<b>Consultation Period Ends</b>
<b>Jan 2016</b>	Housing Needs Survey	Community	Housing Mix and the provision of affordable smaller homes: decision to carry out another Housing Needs survey. Survey issued to all households in Welland.
<b>06 Feb 2016</b>	Pre submission Consultation		Consolidated Report of Regulation 14 Consultation Responses
<b>16 May 2016</b>	Annual Parish Meeting	Community	Parish Council update: Neighbourhood Plan (and other topics): Invitations sent to all households in the Parish via Parish News Letter and emails ( where contact details provided)
<b>13 June 2016</b>	Regulation 14 Consultation Feedback Review	WNP Group	Feedback from Reg 14 Consultation review meeting
<b>27<sup>th</sup> July 2016</b>	Policy Review	WNP Stakeholder: MHDC Planning Officers and representatives of WNP Group	Post Consultation Redraft – Draft dated 11 July 2016: latest version issued plus updated Design precedent and Design standards:  Welland N P Workshop 27/07/16 – emerging policies assessment Basic Conditions
<b>6<sup>th</sup> Sept 2016</b>	WNP Health Check Response	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	Next stage of WNP policy consultation with MHDC following the Health Check review and updates to the Neighbourhood Plan.
<b>PAUSE</b>	<b>Decision to pause Welland Neighbourhood Plan development</b>	<b>Community and Stakeholders</b>	<p>Situation: WNP Group recognised that the significant new housing development now underway in the village would see over 100 new households in the next 18 months and their views of the future of Welland need to be considered.</p> <p><b>The Parish Council in discussion with WNP Group and other stakeholders decided to pause the development of the plan but to continue to pursue some of the key projects identified through the Neighbourhood Plan Consultations e.g., Pursers Community Orchard, The Pheasant, new playground kit</b></p>

### 3.2 'Have Your Say Survey' - July /August 2014

ORIGINAL HOUSEHOLD SURVEY REFERENCE NUMBER



# "HAVE YOUR SAY"



## Welland Neighbourhood Plan Survey & Housing Needs Assessment

July/August 2014

**This survey form has been sent to every known household in Welland. You may complete this survey on behalf of your household or each person may complete their own survey but please do respond; every single reply gives more strength to the Plan.**

If any members of your household would like to submit their own survey there is an option to download and print a copy at [wellandplan.org.uk](http://wellandplan.org.uk) and additional copies are also available from the Village Shop.

Please quote the survey reference number on any additional surveys from members of your household: this is to help with validation to ensure the survey response rate and housing need numbers are accurately reported. No data will be published that identifies individuals or households. Your confidentiality will be respected at all times.

**Please return the survey in the envelope provided by 22 August 2014**

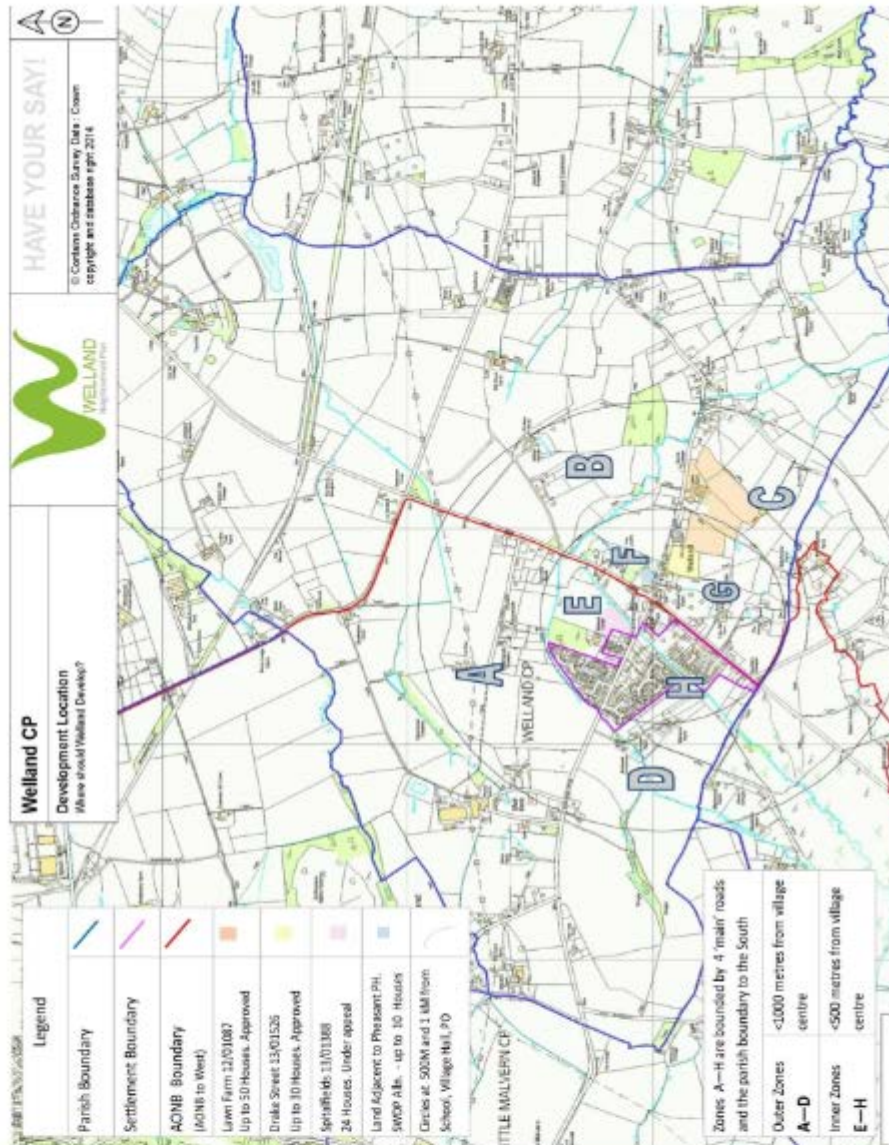
You may return your completed form to the Welland Plan Survey return box in the Village Shop or by post using the Freepost option.



**An explanatory letter accompanies this survey form. It provides an update of the Welland Neighbourhood Plan, the purpose of this survey and how the information you provide will be used. The letter is also available online at [wellandplan.org.co.uk](http://wellandplan.org.co.uk)**



Map – Please refer to Questions A3, B3 and C3



## About You

**AY1 How long have you lived in Welland?**

- |   |   |
|---|---|
| <input type="checkbox"/> Less than 6 months | <input type="checkbox"/> 6 months – 1 Year  |
| <input type="checkbox"/> 1 to 2 Years       | <input type="checkbox"/> 3 to 5 years       |
| <input type="checkbox"/> 5 to 10 Years      | <input type="checkbox"/> More than 10 years |

**AY2 Please give the number of people in your household, including you, that falls into each of these age categories.**

0 - 7	8 - 15	16-34	35 -49		
50 - 64	65 -74	75 or more			

## Providing houses in Welland

There are 490 dwellings in Welland of which 13 were added in small scale developments over the last 15 years.

Currently there are two sites with outline planning consent for up to 80 homes, a further application for 24 homes is at the appeal stage and a developer is proposing 18 homes on land next to the Pheasant (on which the emerging local plan anticipates 10). All of these sites are likely to include a mix of market and affordable homes.

There will be housing development in Welland from now to 2030 but how much remains to be seen. The Neighbourhood Plan is a way for you to influence what sort of homes are built and where.

Thinking about the previous statement, if new homes are to be built:-

**A1** What size of housing development schemes in Welland should be given priority between now and 2030? (Tick all that could apply).

- |  |  |
|--|--|
| <input type="checkbox"/> with no more than 5 houses* | <input type="checkbox"/> of between 26 and 50 houses |
| <input type="checkbox"/> of between 6 and 25 houses  | <input type="checkbox"/> of over 50 houses           |

\*Typically, small developments do not include affordable homes as this is not considered a financially viable proposition for the developer

**A2** What type of homes should be given priority? (Tick those that you think are most important)

- |   |  |
|---|--|
| <input type="checkbox"/> Homes for Housing Associations to let        | <input type="checkbox"/> Affordable homes for people from the District |
| <input type="checkbox"/> Sheltered homes to buy/or rent               | <input type="checkbox"/> Homes with shared equity                      |
| <input type="checkbox"/> Affordable homes for people from the village | <input type="checkbox"/> Homes to be sold at market prices             |

**A3 Which locations do you think are suitable for new housing?**

Please refer to the map and indicate below which of the zones marked A to H are suitable or are not suitable for these new homes

<b>A</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<b>E</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<b>B</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<b>F</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<b>C</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<b>G</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<b>D</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<b>H</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<b>Outside Zones A-H</b>					<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
<b>Don't know or not sure</b>					<input type="checkbox"/>				

**A4 If you marked a zone 'No' please let us know why the area is not suitable for new housing.**

**A5 The space below is for any other comments on housing. If you think that no new houses of any sort should be built in Welland over the next 15 years please say so here.**

**In the 'Housing – Identifying Needs' section of this survey there is a space for people needing housing to detail the type of home they are seeking**

## Jobs and the economy in the parish

**B1 What types of employment should the Plan encourage? (Tick any that you would support)**

- |  |  |
|--|--|
| <input type="checkbox"/> Tourism, leisure and crafts         | <input type="checkbox"/> Community services                  |
| <input type="checkbox"/> Cafes                               | <input type="checkbox"/> Social Enterprises                  |
| <input type="checkbox"/> Small business: workshops / offices | <input type="checkbox"/> Agriculture                         |
| <input type="checkbox"/> Pubs                                | <input type="checkbox"/> Horticulture                        |
| <input type="checkbox"/> Restaurants                         | <input type="checkbox"/> Light industrial and manufacturing  |
| <input type="checkbox"/> Shops- retail                       | <input type="checkbox"/> Financial and professional services |

Other, please give details

**B2 Should the Neighbourhood Plan seek to allocate land to encourage employment?**

- Yes  No

**B3 Where should employment land be located? (Tick)**

Please refer to the map and indicate below which of the areas marked A – H are suitable, or not to allocate land to encourage employment

- |   |                          |     |                          |    |   |                          |     |                          |    |
|---|--------------------------|-----|--------------------------|----|---|--------------------------|-----|--------------------------|----|
| A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | E | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| B | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | F | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| C | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | G | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| D | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | H | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
- Don't know or not sure

**B4 Should business / community employment sites be protected to preserve employment?**

- Yes  No

**B5 Should the Neighbourhood Plan include policies which encourage working from home?**

- Yes  No

**B6 Is anyone in your family likely to seek employment in the district in the next 5 years?**

- Yes  No

**B7 What would encourage new businesses to locate in Welland Parish?**

- |   |   |
|---|---|
| <input type="checkbox"/> More purpose-built premises? | <input type="checkbox"/> Better Broadband |
| <input type="checkbox"/> Transport links              |   |

Other, please specify

**B8 The space below is for your comments on jobs and the local economy**

## Protecting our environment

**C1** Should the Neighbourhood Plan aim to protect and enhance the quality of the built environment by promoting the following? (Tick those that you consider important)

- Design that respects the scale of the village
- Minimum standards for private amenity spaces e.g. gardens
- High levels of energy conservation in new buildings
- The green infrastructure and public open spaces
- Bridleways to the common
- Better pedestrian and cycle ways in and around the village

Other, please specify

**C2** Should the Neighbourhood Plan aim to promote the following: (Tick those that you consider important).

- Additional Public Parking Spaces
- Enhanced protection of historic and natural features
- Enhanced protection of the landscapes
- Positive management of the varied local wildlife
- Improved flood prevention measures

Other, please specify

**C3** Are there important buildings, spaces or views which you believe should be protected?

e.g., playing fields, traditional orchards; roadside spaces; The Pheasant; The Church

**Please give details in the space below and/or mark on the map.**

**C4** The South Worcestershire Development Plan proposes developing part of the Pheasant site for housing while retaining the historic building as a community asset

What community facility at the Pheasant would benefit the village?

- Pub
- Café
- Shop
- Restaurant
- General meeting place with internet café, licensed bar

Other, please specify

**C5** The space below is provided to allow you to make your own comments on protecting the environment including, for example, flood prevention

## Improving community services & sustainability

**D1 Which of the following do you think the Neighbourhood Plan should aim to encourage?  
(Tick all that you consider important)**

- |  |   |
|--|---|
| <input type="checkbox"/> Allotments<br><input type="checkbox"/> Broadband service<br><input type="checkbox"/> Mobile phone service<br><input type="checkbox"/> Access for disabled people<br><input type="checkbox"/> Public footpaths<br><input type="checkbox"/> Piped Natural Gas | <input type="checkbox"/> Public transport<br><input type="checkbox"/> Road safety measures<br><input type="checkbox"/> Pedestrian Safety Measures<br><input type="checkbox"/> Leisure and recreational facilities<br><input type="checkbox"/> Facilities for young people |
|--|---|

**D2 If you think that better leisure and recreational facilities (for example green spaces, sports and play areas etc) are needed, please tell us how and where this could be achieved.**

**D3 If facilities for young people need improving say how and where this could be achieved.**

**D4 If you consider Road Safety and road traffic in Welland a concern what would you suggest the Plan should do to improve the situation?**

**D5 Which of the following ways of producing local renewable energy should the Plan encourage?  
(Tick those that you would support)**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Ground or air source heat pumps | <input type="checkbox"/> Land for Fuel production (eg biomass) | <input type="checkbox"/> Solar 'farms' to generate electricity |
|--|--|--|

Other, please specify

**D6 Should the Plan aim to encourage Garden Sharing?**

- Yes  No

Garden share schemes link people who would like to grow their own vegetables with local residents who are keen to see their own gardens used productively or brought back to life.

**D7 Can you help us by telling us what a Sustainable Community means to you?**

**Please add any comments you have on creating a sustainable community.**

## Housing - identifying needs

## Part 1

Please complete Part 1 even if your household doesn't have a housing need

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**E1 Which best describes the property you are living in (Tick one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Own your own home            | <input type="checkbox"/> Rented from Housing Association     |
| <input type="checkbox"/> Rent from a private landlord | <input type="checkbox"/> Live in a shared ownership property |
|   | <input type="checkbox"/> Live in housing tied to job         |

or

Other, Please specify

**E2 Is this your:**

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Main Home | <input type="checkbox"/> Second Home |
|------------------------------------|--------------------------------------|

**E3 What is the size of the property? (Tick one)**

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> One bedroom  | <input type="checkbox"/> Three bedrooms | <input type="checkbox"/> Five or more bedrooms |
| <input type="checkbox"/> Two bedrooms | <input type="checkbox"/> Four bedrooms  |  |

**E4 Do you or any members of your household or family need to change your living arrangements in the parish in the next 5 years**

(If you have no change in housing need please go to the final page)

I need to move to a bigger or smaller home

**Please complete E5**

Other members of my household or family needs a separate home

**Please use section E6 or E7 to provide their Housing need information**

## Housing - identifying needs

## Part 2

### E5 Householder No 1

I need to move to a bigger or smaller home:

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Where do you want to move to when you next move home?

Within Welland Parish	
Elsewhere in Worcestershire	
Away from Worcestershire	

Why do you need to move? Please tick any that apply to you

Want to start first home	To be near work
Need bigger home	Need smaller home
Renting would like to buy	Retiring
Need specially adapted home	Moved away and wish to return
Other, Please specify	

Are you currently registered for housing need?

Yes  No  Don't know

What housing band are you in?

Gold  Silver  Bronze  Don't know

What size of property would you need?

One bedroom  Three bedrooms  Five or more bedrooms  
 Two bedrooms  Four bedrooms

What type of home are you ideally seeking? Tick one

Owner occupied  Shared ownership (part rent, part purchased)  
 Rent from a private landlord  Better suited to older people - Sheltered  
 Rent from Malvern Hills Council or  Better suited to older people - Rented  
 Rent from Housing Association  Better suited to older people - Owned



## E6 Household member No 2

I am a member of this household or family needing a separate home

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Where do you want to move to when you next move home?

Within Welland Parish	
Elsewhere in Worcestershire	
Away from Worcestershire	

Why do you need to move? Please tick any that apply to you

Want to start first home	To be near work	
Need bigger home	Need smaller home	
Renting would like to buy	Retiring	
Need specially adapted home	Moved away and wish to return	
Other, Please specify		

Are you currently registered for housing need?

Yes  No  Don't know

What housing band are you in?

Gold  Silver  Bronze  Don't know

What size of property would you need?

One bedroom  Three bedrooms  Five or more bedrooms  
 Two bedrooms  Four bedrooms

What type of home are you ideally seeking? Tick one

Owner occupied  Shared ownership (part rent, part purchased)  
 Rent from a private landlord  Better suited to older people - Sheltered  
 Rent from Malvern Hills Council or  Better suited to older people - Rented  
 Rent from Housing Association  Better suited to older people - Owned

### E7 Household member No 3

I am a member of this household or family needing a separate home

Where do you want to move to when you next move home?

Within Welland Parish	
Elsewhere in Worcestershire	
Away from Worcestershire	

Why do you need to move? Please tick any that apply to you

Want to start first home	To be near work	
Need bigger home	Need smaller home	
Renting and would like to buy	Retiring	
Need specially adapted home	Moved away and wish to return	
Other, Please specify		

Are you currently registered for housing need?

Yes  No  Don't know

What housing band are you in?

Gold  Silver  Bronze  Don't know

What size of property would you need?

One bedroom  Three bedrooms  Five or more bedrooms  
 Two bedrooms  Four bedrooms

What type of home are you ideally seeking? Tick one

Owner occupied  Shared ownership (part rent, part purchased)  
 Rent from a private landlord  Better suited to older people - Sheltered  
 Rent from Malvern Hills Council or  Better suited to older people - Rented  
 Rent from Housing Association  Better suited to older people - Owned

## And finally...

- F1** Please use the space below if you have any further comments about anything that has not been covered in the survey and please feel free to enclose any other documents or information that we should consider.

**PLEASE RETURN THIS FORM in the envelope provided by 22 August 2014**

You will find a Survey Form return box at the Village Post office and Shop. Alternatively you may wish to use the Freepost option by mailing your envelope to this address

Freepost RTJL-RCLK-YGHZ  
Little Malvern & Welland Parish Council  
20 Farley Road  
Malvern  
WR14 1NF

**THANK YOU for taking part**

**Please visit our Welland Neighbourhood Plan website for more information**

**[Wellandplan.org.uk](http://Wellandplan.org.uk)**

This survey form is published by the Welland Neighbourhood Plan Steering Group.

### CD1 Contact Details (Optional)

All individual data and information collected using this survey will be treated confidentially. No data will be published that can identify an individual's response.

However, you may wish to provide your details to enable the MHDC Housing Officer to follow up on any affordable housing need you identified in Housing –Identifying Needs, Part 2 or you may wish to enter the Welland Neighbourhood Plan " Have your Say - Thank You" prize draw.

**Please tick if you are providing contact details and granting permissions to the Welland Neighbourhood Plan Steering Group:-**

<input type="checkbox"/>	I agree to my identity and my replies to Housing – identifying needs Part 2 being forwarded to the MHDC Housing Officer for affordable housing need follow up.
<input type="checkbox"/>	I would like to receive Welland Neighbourhood Plan updates via email or SMS
<input type="checkbox"/>	I would like to be entered into the Welland Neighbourhood Plan " Have your Say - Thank You" prize draw.
<input type="checkbox"/>	As well as having my say I would like to help out in producing the Welland Neighbourhood Plan. I think I have time and skills and a real interest in making a difference and would like to be involved. Please contact me.

**Name:** \_\_\_\_\_

**Email :** \_\_\_\_\_

**Phone Landline:** \_\_\_\_\_

**Phone Mobile:** \_\_\_\_\_

### 3.3 'Have Your Say Survey' Survey Analysis - August 2014



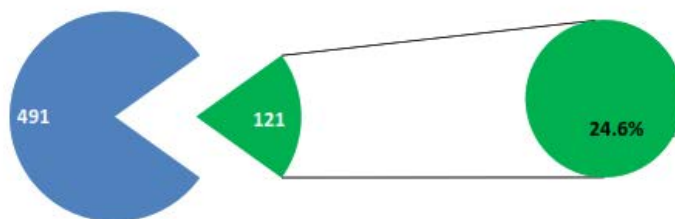
## "HAVE YOUR SAY"

### Welland Neighbourhood Plan August 2014 Survey

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

1

### Welland Neighbourhood Plan Survey August 2014 Response Rate



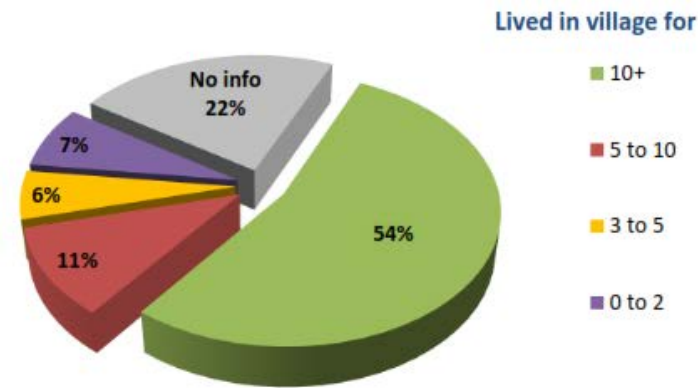
■ WNP Surveys issued ■ Returns

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

2

## Welland Neighbourhood Plan Survey August 2014

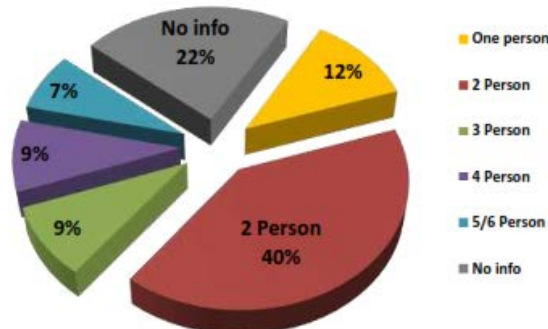
### About You: How long have you live in Welland?



*88% of respondents Own their home*

## Welland Neighbourhood Plan Survey August 2014

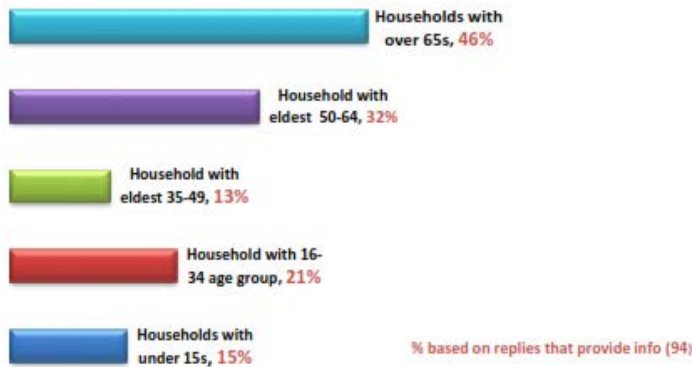
### About You: Household size



**AY2:** Number of people in your household, including you?

## Welland Neighbourhood Plan Survey August 2014

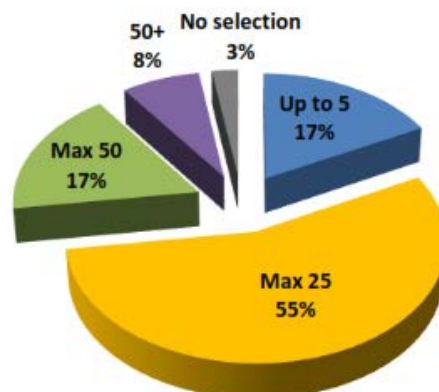
### About You: Household Age profile



**AY2:** Number of people in your household, including you, by age group

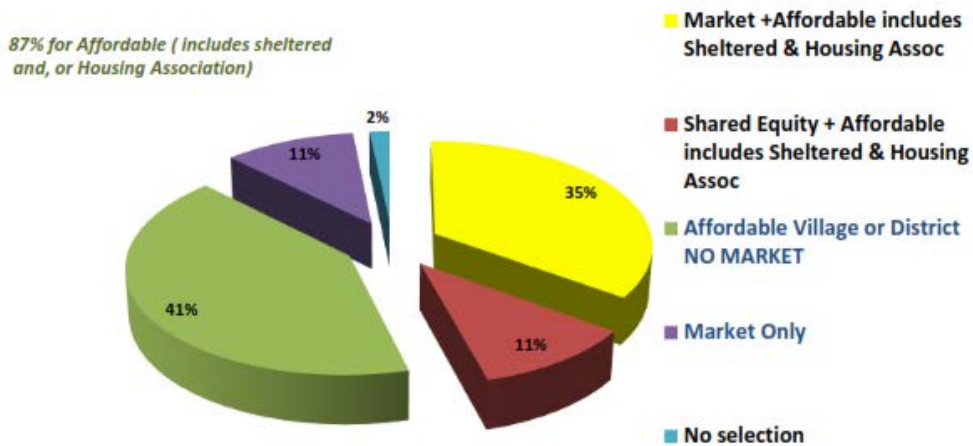
## Welland Neighbourhood Plan Survey August 2014

### A1: Housing development size



**A1:** What size of housing development schemes in Welland should be given priority between now and 2030?

## Welland Neighbourhood Plan Survey August 2014 A2: Type of housing

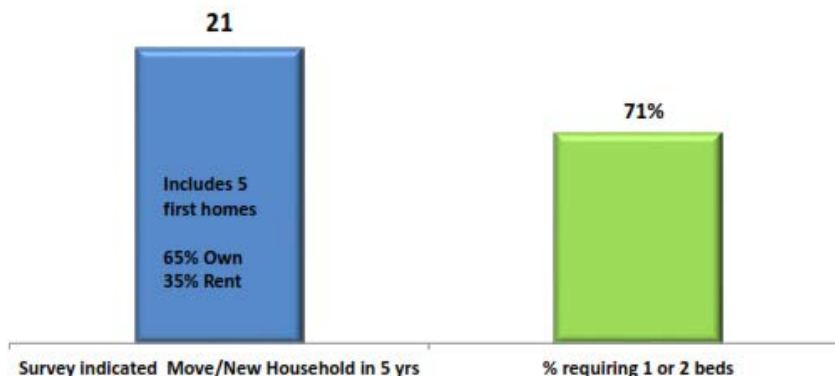


**A2: What type of homes should be given priority? ( tick those that you think are most important**

Welland Neighbourhood Plan August 2014  
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## Welland Neighbourhood Plan Survey August 2014 Move/New Households in next 5 years - Welland



**Part 2 HN: Do you or a member of your household need a bigger/smaller home in the next 5 years? ( selecting within Welland Parish)**

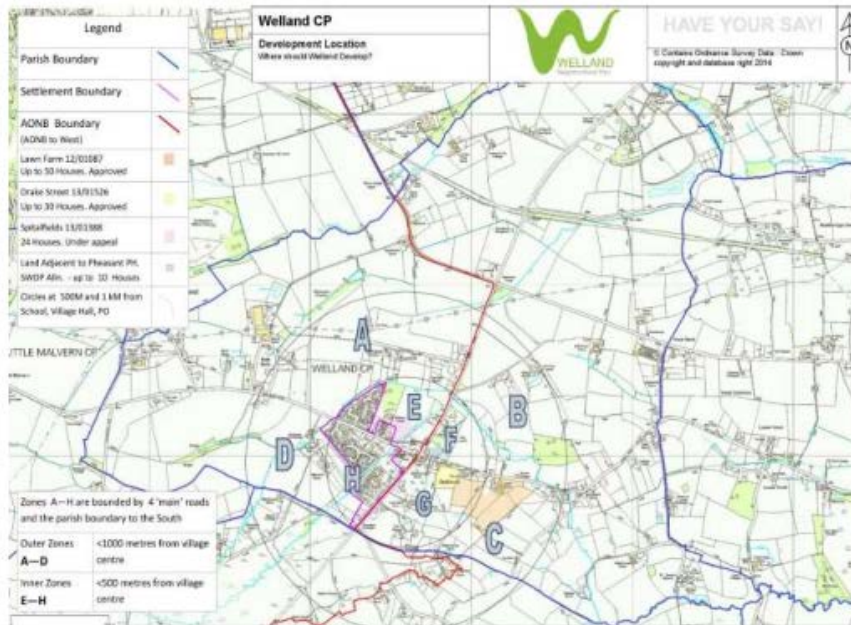
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## Welland Neighbourhood Plan Survey August 2014

### A3: New Housing – which locations?



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## Welland Neighbourhood Plan Survey August 2014

### A3: Zones suitable for development



### A3: Which locations do you think are suitable for new housing ?

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## Welland Neighbourhood Plan Survey August 2014

### A4 & 5 Housing Comments

In the Housing comments sections A4 and A5, respondents expressed their views about the suitability for development of particular zones and about housing development in general. Those 150 comments can be grouped into a number of broad topics, some of which overlap.

Key Topic	No Comments
The scale and quantum of new housing development	47
The number of houses approved already; the need for more -	17
Where should development take place	42
Encroachment of building on landscape, open countryside and the AONB:-	41
Discouraging sprawl; keeping development close to the heart of the village and helping accessibility to services.	37
The adequacy and development of infrastructure in and around the village:-	21
What sort of housing? How big, what sort of tenure, what design features?	15
The look and feel of the village; would it be put at risk by development:-	16

A4: If you marked 'No' ( to a zone) please let us know why the are is not suitable for new housing

A5: The space is for any other comments of housing. If you think that no new houses of any sort should be built in Welland over the next 15 years please say so here

## Welland Neighbourhood Plan Survey August 2014

### A4 & 5 Housing Comments- Scale of Development

#### The scale and quantum of new housing development

There were many comments supporting the choices of residents on the preferred maximum size of Future developments: -

- *New housing up to 25 houses is required but no more. We do not have the infrastructure to cope.*
- *Infill the small areas (like the old garage) is fine, extending in the envelope, like the Pheasant site, also enhances not destroys.*
- *Sensitive small developments allow for natural growth of the village, not the large scale developments approved/proposed in recent weeks, particularly identical mass-production housing*
- *Eco development should surely be given preference & reiterate the importance of small scale*
- *Small developments in areas already containing housing make far more sense.*
- *Infill should be considered. Small developments of the type in Chapmans Orchards Hanley Swan.*
- *The village needs to house new generations in affordable or housing association dwellings of 2 to 4 bedrooms*

Many also commented on the cumulative scale of housing development in the village:-

- *Do we need any more than 114 that are already in the pipeline? This already means a 20% increase in the size of the village, that surely is enough.*
- *The proposed housing & the Pheasant should be enough for 15 years*
- *I don't think Welland would benefit from new housing as the amount of housing being proposed is likely to more than double the current population without considering turning Welland into a town, does not have the amenities or the infrastructure to support such an increase*

**Also see related Key Concerns: C5 Drainage and D4 Road Safety**

## Welland Neighbourhood Plan Survey August 2014 A4 & 5 Housing Comments- Number of Houses

### The number of houses approved already; the need for more.

Only one respondent suggested that there are enough houses now and one more expressed a view that may be more widely held but, if so, has not emerged from the data collected.

- *We would prefer there is no building but realise that this is perhaps selfish and untenable view.*

Only 17 people commented that sufficient houses were in the pipeline

- *Permission has already been granted for at least 80 new homes in Welland. This figure is likely to rise significantly if developers maximise the number of units built on the land they have purchased. On appeal the land off Marbank Road will also be given over to developers to build new houses. So it is likely that somewhere between 104 and 250 new houses will be built in Welland in the next 3 to 4 years. Why do we want or need any more?*

Only 2 respondents advocated more housing without qualification:

- *We definitely need more housing in Welland. There are many young families who would love to live here. The school needs more 'village children' and the pre-school needs more local children. We have a good bus service that is always in jeopardy and a great doctors' surgery which is losing significant funding. More families using these amenities would help secure their future. It would ensure Welland thrived and didn't die.*
- *We need more housing*

The majority of comment acknowledged that there would be continuing development and sought to suggest a framework that could be useful in directing that development for the benefit of the village.

## Welland Neighbourhood Plan Survey August 2014 A4 & 5 Housing Comments – Place of Development

### Where should development take place?

- There were many statements in support of the choices expressed in section A3 which expressed a strong preference for development locations within 500 metres of the Parish Hall. Comments are collected into two groups, the first concerned with encroachment into the countryside and the second with the 'shape' of the village.

#### Encroachment of building on landscape, open countryside and the AONB

- Of the 41 comments concerning landscape and countryside, 14 referred specifically to the AONB. All 14 considered that zones A and D were unsuitable while 3 were undecided about E and H and 6 more thought that both E and H were suitable zones for development.
- A,B,C,D, Unsuitable Open Countryside
- It is agricultural / countryside land
- Avoidance of ribbon development which could damage the natural beauty of the area and just 'individual' houses would not address the housing needs
- A & D These are areas of outstanding natural beauty
- New houses are needed but should be concentrated around the village to limit the spread into the beautiful countryside which is one of the assets of the area

#### Discouraging sprawl; keeping development close to the heart of the village and helping accessibility to services.

- There was a significant weight of comment advocating the maintenance of settlement boundaries, minimising the spread of development in principle and ensuring convenient access to village amenities in support of the preference for locating future development close to the 'centre' of the village.
- Outside settlement boundary
- New housing should be within or contiguous with existing village envelope so that village centre is accessible on foot.
- Huge village sprawl which would take away from our village center & feeling of community
- Village should grow from centre
- E & H should be developed it tidily fills in the other areas developed in a neat and tidy manner
- Development should be within the inner zone before other development takes place in the outer zone. This does not mean all land within the inner zone should be developed. The orchard land next to the Church (Zone G) should be preserved along with the playing fields
- A&H are inside the AONB and have been little spoilt so far. B&C remain rural at present. Better that development is nucleated rather than spread out. Easier to provide services.

## Welland Neighbourhood Plan Survey August 2014

### A4 & 5 Housing Comments - Infrastructure

#### The adequacy and development of infrastructure in and around the village

Several comments asserted that elements of infrastructure such as roads and transport and services like schools were inadequate to support substantial population growth. Some comments suggested that housing development should therefore be constrained, others highlighted the need to enhance the infrastructure to support future growth. The traffic impact was a particular concern that was highlighted in section D

- We currently have over 15% agreed. There is no gas, suitable shop. No garage and threatened bus service.
- If the village does grow as indicated there will need to be expansion of the school and other support services. Also will infrastructure be able to cope?
- Until drainage and sewerage problems are dealt with extra housing will cause considerable problems
- This is a rural area and as such the infrastructure of this village cannot support excessive housing estates. Where will people work in this area? The roads would not take the additional traffic. For every house multiply that by two for vehicles
- If new houses are built then we need more shops and amenities
- The provision of adequate roads; services etc must NOT be overlooked

## Welland Neighbourhood Plan Survey August 2014

### A4 & 5 Housing Comments - Type/Design of Development

#### What sort of housing? How big, what sort of tenure, what design features?

While not representing the clear expression of Housing Need that may come from Part 2 of the survey, several comments in this section provide a qualitative insight into the ideas of the respondents. In particular, the expressed requirement for smaller homes is a recurring theme.

- If new houses are built then we need more shops and amenities. Housing for locals to downsize and rentable housing for elderly and first time buyers
- Would like to see subsidised/sheltered housing for local people including the elderly.
- The village needs to house new generations in affordable or housing association dwellings of 2 to 4 bedrooms. The development of executive detached houses does little to provide affordable living in order for the village to thrive
- Any future development should be in the form of sheltered housing there is sufficient market and affordable housing being built
- Style of housing should be appropriate to the village
- No more than say 4 houses in any development to have the same architectural design
- We believe that environmentally responsible developments ( those with least impact or those which have sustainable and environmental off setting criteria) should have preference

## Welland Neighbourhood Plan Survey August 2014 A4 & 5 Housing Comments - Look and Feel

### The look and feel of the village; would it be put at risk by housing development?

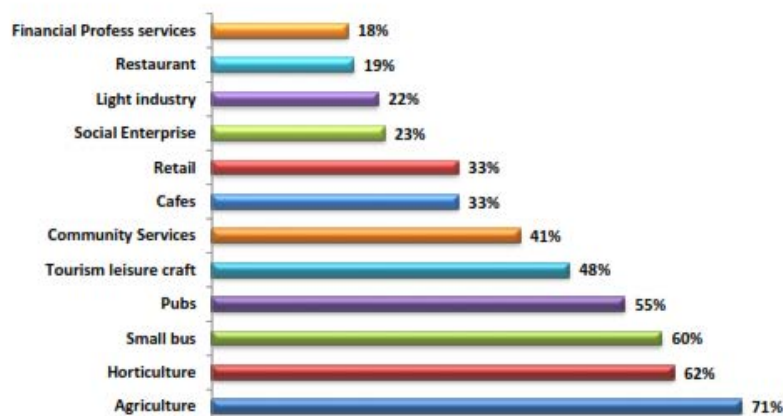
Sixteen comments related to the look and feel of the village, most anticipating that housing development would bring a risk of some deterioration in those local assets.

- To maintain the integrity of the village and not grow into a town.
- If you keep building in the center of the village you will take away the look and feel of the village
- I think it is important to try and keep a village atmosphere, and not to turn Welland into some sort of Town
- Local demand does not appear to require over development within the boundary of this village of Welland. Residents live within this village because of offering a small community and NOT that of a town. Development seriously needs to be controlled or I fear many residents will move away this would be a great shame for this friendly community.

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014 B1 Type of employment



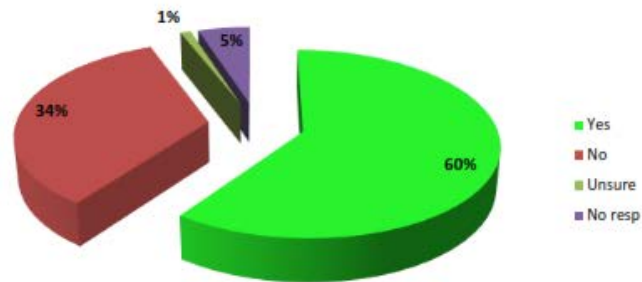
### B1: What types of employment should the plan encourage? ( tick any that you would support)

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Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### B2: Allocate Land for employment?



**B2: Should the Neighbourhood Plan seek to allocate land to encourage employment?**

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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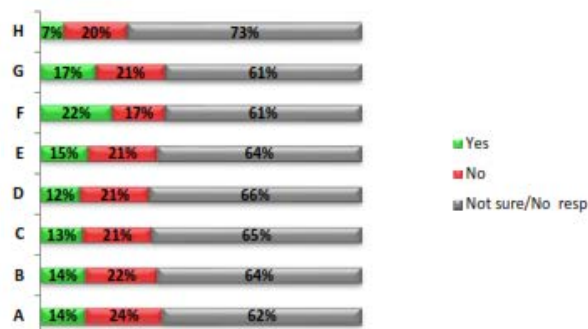
## Welland Neighbourhood Plan Survey August 2014

### B3: Where should employment land be located

**No consensus emerged as to where employment land should be located**

**(Low 'complete' response to this question e.g. High rate of "unsure/gaps" in replies)**

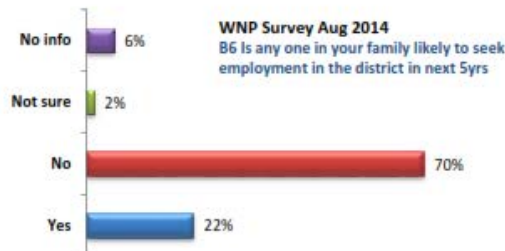
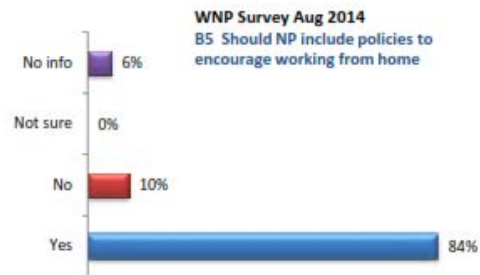
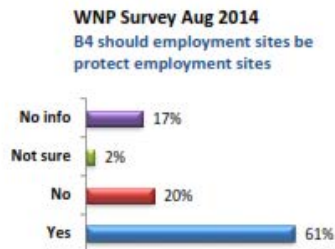
**Further investigation will be required to include this dimension in the WNP**



Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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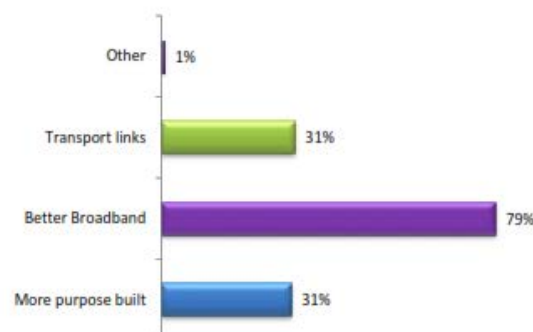
## Welland Neighbourhood Plan Survey August 2014 B4,5,6 Jobs and economy in the Parish



Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014 B7 New business within Welland



### B7: What would encourage new businesses to locate in Welland Parish

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Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### B8: comments on jobs and local economy?

In Section B8, respondents expressed their views about Jobs and the Local Economy. The comments related to the following broad and overlapping topics.

Key Topic	No Comments
That the Neighbourhood Plan should not encourage development for business	10
That the village should plan for encouraging development for employment and the local economy	28
That Small Scale business units are preferred	7
That Agriculture and Farm Diversification should be supported	4
That the economy and employment should be supported by improved mobile phone and broadband services	8
Pheasant Site development. employment units/ better shop/cafe	7

## Welland Neighbourhood Plan Survey August 2014

### B8: comments on jobs and local economy?

#### Encouraging Development

Only 10 respondents commented against the encouragement of business and employment opportunities, the recurring theme being the threat to the rural village feel of the locality

- *We don't want to spoil the village as it is*
- *New business are not welcome to Welland. This is a quiet village not a commercial industrial site*
- *Welland is close to major employment areas such as Gloucester, Cheltenham, Worcester & Malvern. The neighbourhood plan does not need to focus on employment within the Welland boundaries.*

The majority of comments in this section were, however, supportive of planning for more and improved job and commercial opportunities with emphases on:-

#### The scale of development for employment and business

- *Any jobs that are created need to be in keeping with the environment (i.e., it is a small village wouldn't want big factories or that type of thing)*
- *All employment & contribution to the local economy must be encouraged providing it fits in with the existing types in the area ( i.e. small/medium)*

#### The potential for farm diversification

- *On-line sales allows a variety of businesses to thrive in rural areas. Skilled artisans may be able to work within the village if the right premises were available. Could it be possible for some farms to further diversify the use of their buildings?*
- *Farm out buildings could be developed into small units as in Hanley Swan. Part of the Pheasant site could be developed similarly*

#### The importance of mobile and broadband communication

- *Employment needs to be flexible and technology is growing so in a rural area like ours the technology facilities should be encouraged - clean efficient ways of working.*
- *Improved mobile phone signal*
- *Current broadband service is totally unsuitable for business*



## Welland Neighbourhood Plan Survey August 2014

### B8: comments on jobs and local economy?

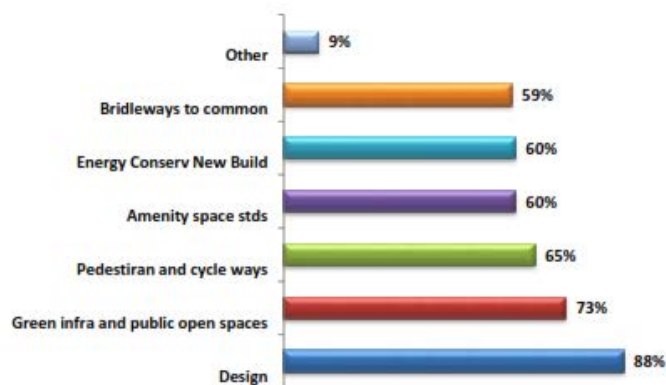
#### The Pheasant

7 people took the opportunity in this Jobs and Economy section to comment on local shopping facilities and/or the future of the Pheasant

- *The village would benefit from a decent small/medium sized shop/supermarket. The 'post office' shop does not provide suitable items for a growing population.*
- *A better shop open in the evenings would be useful but would need to have parking for passing trade*
- *There is a desperate need for a public house within the village centre this would also provide employment for the villagers and provide another social area.*

## Welland Neighbourhood Plan Survey August 2014

### C1 Protect & Enhance Built Environment by promoting ?



**C1: Should the Neighbourhood Plan aim to protect and enhance the built environment by promoting the following? ( tick those you consider important)**

# Welland Neighbourhood Plan Survey August 2014

## C1: Protect & Enhance Built Environment by promoting

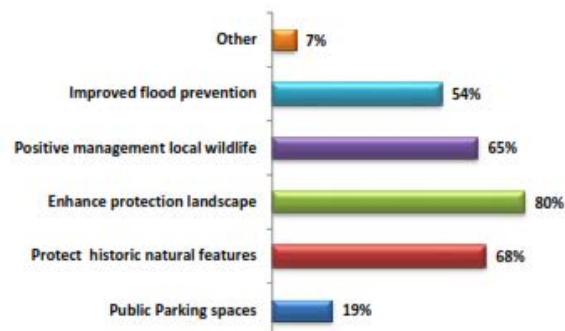
Analysis of 'Other' category

<b>Other</b> 9%	Maintain existing hedgerows
	Better pedestrian connections most important
	Zebra crossings, pavements
	Appropriate management of vehicles
	Facilities for/use of low emission vehicles esp electric cars
	Sustainable urban drainage systems
	keep the green space and open fields
	It should protect all green spaces and land
	Also water conservation / recycling
	more bus stops
	No street lighting allowed

C1: Should the Neighbourhood Plan aim to protect and enhance the built environment by promoting the following? ( tick those you consider important)

# Welland Neighbourhood Plan Survey August 2014

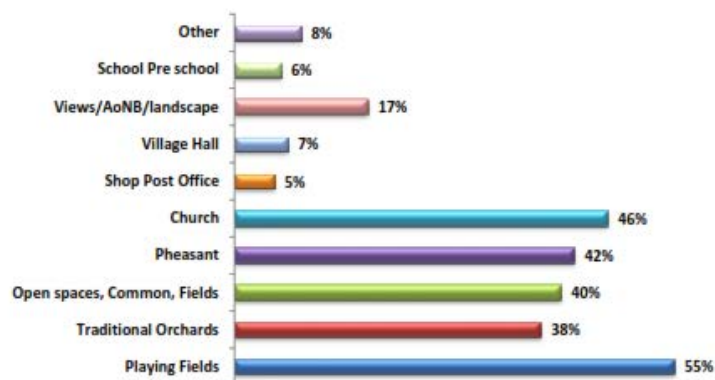
## C2 Protecting our Environment



C2: Should the Neighbourhood Plan aim to promote the following. ( tick those that you consider important)

## Welland Neighbourhood Plan Survey August 2014

### C3 Important buildings, spaces or views?



**C3: Are there important buildings, spaces, or views that you believe should be protected?**

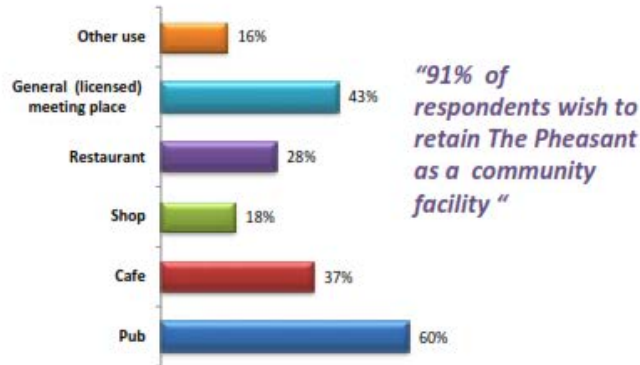
## Welland Neighbourhood Plan Survey August 2014

### C3 Important buildings, spaces or views?

Other	It is important that any development does not takeaway any of the natural village environment
	,hedges, woods/trees
	All areas of the village as it is should be protected. The current situation with the Pheasant should be avoided in future if possible. We are fortunate that the land has not been vandalised or invaded by travellers
	Marlbank pub Garage
	Little Malvern Priory. The appearance and feel of drake st, windy road + pretty houses. Marlbank rd, the beautiful cornfields going up the hill towards Little Malvern
	Lawn Farm's land
	The village as a whole should be protected in the way it looks, The views kept as they are, we are lucky to have such amazing views, why spoil that. WE SHOULD WANT TO STAY AS A VILLAGE NOT STRIVE TO BECOME A TOWN
	cemetery
	Would have like to have kept the Pheasant but I think its is now beyond saving. No Longer a loss to the community
	Pursers orchards next to church
	ALL land that has not already had planning permission for building

## Welland Neighbourhood Plan Survey August 2014

### C4 What community facility at the Pheasant?



**C4: The SWDP proposes developing part of the Pheasant site for housing while retaining the historic building as a community asset. What community facility at the Pheasant would benefit the village?**

## Welland Neighbourhood Plan Survey August 2014

### C5: Protecting the environment

**In Section C5, 38 respondents expressed their views about Protecting the Environment. The comments related to the following broad and overlapping topics**

Key Topics	No Comments
Preserving Open Spaces	<b>12</b>
Managing Flood Risk	<b>16</b>
Minimise Light Pollution	<b>2</b>
Remove Street Clutter	<b>2</b>

## Welland Neighbourhood Plan Survey August 2014

### C5: Protecting the environment

#### Preserving Open Spaces

Respondents expressed concerns and suggestions for the maintenance and promotion of green, open spaces for reasons of biodiversity, landscape and recreational amenity.

- *The vistas around the Church and approaches to the village and out of the village towards the hills need protecting*
- *If the remaining green spaces are not protected Welland will become even more a small dormitory town*
- *We should just want to protect a lovely part of the country we live in*
- *No sites which are important for wildlife such as semi-improved or unimproved grasslands, orchards etc. should be developed*
- *Open spaces on approved housing schemes to be owned and managed by the Parish Council with funds provided by householders.*

#### Flooding and Drainage

More specific comment was recorded about flooding and drainage.

- *Ensure that housing development design plans have a robust approach to flood prevention and any knock on impacts on the wider drainage & sewerage systems within the village*
- *Flood prevention is key in this area especially taking care not to increase run off into the Marlbrook and its tributary*
- *As the village potentially develops flood prevention and drainage will no doubt need to improve*

#### Lighting

Comments in favour of no street lighting appeared here as in other sections

- *Ensure light pollution is kept to a minimum*

#### Road Clutter

Two respondents commented about street furniture

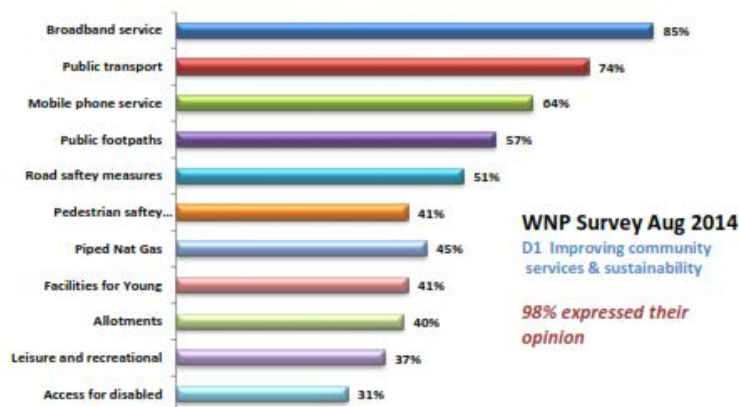
- *No urban street furniture e.g. Bus stops, speed bumps, traffic lights, street lights.*
- *Removal of any unnecessary road signs which have resulted in visual blight throughout the village*

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D1 Improving community services and sustainability



D1: Which of the following do you think the Neighbourhood Plan should aim to encourage?

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D2: Leisure and recreation facilities

In Section D2, 39 respondents expressed their views about Leisure and Recreation Facilities. The comments related to the following broad and overlapping topics.

Page |  
38

Key Topics	No Comments
More facilities should be provided	12
Preserve and maintain what we have	13
Footpaths, Bridleways and safe access	4

**D2: If you think that better leisure facilities ( for example green spaces, sports and play areas etc) are needed , please tell us how and where this could be achieved?**

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D2: Leisure and recreation facilities

#### **More and Improved Sports Facilities**

Respondents suggested enhancements to present facilities such as a skate park, updated play equipment and a climbing wall while others proposed a wide range of additional sports facilities such as:-

- Tennis Courts
- Bowling Green
- Cricket Pitch
- Fitness Centre
- Swimming Pool

Several respondents linked the funding of facilities to housing developers' obligations

- *106 money to incorporate facilities to be built at same time as the developments ( small fitness center for example)*
- *Skate park could be added on part of the pavilion playing field*
- *The field behind Spitalfields would be a great addition to Welland Junior football club*
- *A green space for sports ( may be tennis) could be incorporated into the Lawn Farm development*

#### **Maintain what exists**

Several respondents commented that Leisure and Recreation facilities were adequate now but a number emphasised the need for ongoing maintenance.

- ***We feel with the open space all around and the sports field it is an adequate amount of space***
- *Current leisure and recreational facilities meet the needs of the village. If public transport were improved facilities in Malvern could be more accessible for all*
- *Maintain playing fields as now but encourage wider use and more diverse activities*

#### **Footpaths, Bridleways and safe access**

Four respondents proposed improvements in safe access facilities.

- *Good footpaths & footways. Cycle routes and Bridle ways to improve access to all parts of the village and exisiting facilities*
- *Creating a green/wildlife corridor through the Lawn Farm & Old Post Office development to link with the area around the Church making this safe for children to use as a play area / route to the school*

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D3: Facilities for the Young

In Section D3, 31 respondents expressed their views about Facilities for the Young. The comments related to the following broad and overlapping topics.

Key Topics	No Comments
A Youth Club	9
Further Consultation	4
Play Facilities	6
Transport	3

**D3: If facilities for the young need improving say how and where this could be achieved**

## Welland Neighbourhood Plan Survey August 2014

### D3: Facilities for the Young

#### Further Consultation

Several respondents expressed the view that young people should be consulted on their preferences

#### A Youth Club

Respondents suggested the need for a youth club that could be arranged at the village hall or as part of the Pheasant development or indeed at a new location.

Several respondents linked the funding of facilities to housing developers' obligations

- *The Pheasant - A Youth club once a week Pool, Table Tennis, Darts etc.*
- *Dedicated youth building may be with help from YMCA*
- *A youth club at the village Hall*
- *The Church holds many events for children throughout the holidays. Perhaps the Pheasant reopened could incorporate something similar there.*
- *Again use 106 money from housing developments to build something where young people can go ( youth centre )*

#### Play Facilities

A number of respondents restricted their comments to considering play areas for younger children

- *A new playground area, updated with safer equipment & to be maintained properly in the existing position next to the Welland primary*

#### Transport

Three respondents commented on the continuing need for transport to other centres of leisure and education.

- *Realistically most young people want to travel to larger towns and cities for their recreation*

## Welland Neighbourhood Plan Survey August 2014

### D4: Road Safety and road traffic

In Section D4, more than half of respondents (68) expressed views about Road Safety and Road Traffic. Outside of the section on housing, comments on road safety and traffic substantially outweighed all other topics. The comments related to the following broad and overlapping areas.

Page |  
40

Key Topics	No Comments
Concerns about safety / vehicle speed	48
Speed Limits and Enforcement	30
Other Speed Management Techniques	18
Pedestrian Crossings, Footways and cycle paths	14
Improve Parking Behaviour	7
Traffic Volume and Flow	6

**D4: If you consider road safety and road traffic in Welland a concern what would you suggest the Plan should do to improve the situation**

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D4: Road Safety and road traffic

#### Concerns about Safety / Vehicle Speed

A large majority of the comments concerned suggestions for reducing the speed of vehicle passing through the village, primarily as a safety strategy

- 30 responses suggested reducing speed limits and or intensifying enforcement activity
- *20 mph speed limit in village centre, particularly if expansion takes place, to ensure children are able to walk/cycle safely to school*
- *Reducing the speed limit from 30 to 20 mph and regular police patrols*
- *Average speed camera system between entry and exit points of the village*
- *Speed limits vigorous enforcement round the clock*

18 responses proposed other traffic slowing strategies including chicanes, speed bumps, active signs, cattle grids and visual calming features.

- *Vital: sleeping policemen on Drake Street: Road narrows on Gloucester Rd*
- *Speed bumps on roads into the village, esp off castlemorton common*
- *Traffic calming solar powered speed indicator signs work well; 'gate' to give visual effect & slows traffic etc. - Cotswold villages are expert at this.*
- *Village friendly traffic calming such as trees to reduce forward visibility and green build outs*
- *Flashing 30 mph signs on all routes coming into the village*
- *Chicanes at all four entrances of the village to slow traffic down*

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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# Welland Neighbourhood Plan Survey August 2014

## D4: Road Safety and road traffic

### Pedestrian Crossings Footways and Cycle Paths

13 people advocated improvements to footways and the introduction of cycle paths in addition to crossing facilities adjacent to the village hall and the school. Several comments included proposals for funding from housing developments for this purpose

- *A pedestrian crossing outside the school and between church and village hall*
- *Better separation of pedestrian & bike traffic from cars/lorries*
- *Maintain and create appropriate footpaths e.g. Re developments*
- *As there is increasing development to the east of the village a crossing over the Gloucester Road towards the school, village hall, playing fields will be necessary*

### Improve Parking Behaviour

Suggestions for restricting parking and for providing more parking to avoid road and footway congestion came from 7 respondents.

- *Parking on pavements is a problem i.e., prams and wheelchairs*
- *Double yellow lines outside the post office to reduce the danger of parked cars to oncoming traffic*
- *Enlarge car parking areas or additional spaces to ensure parking standards improved around village hall/fields*

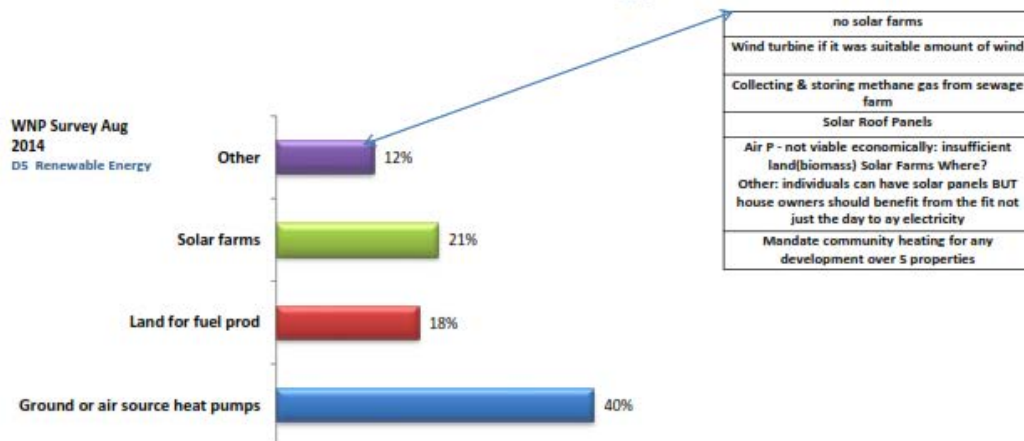
### Traffic Volume and Flow

Only 6 of the comments concerned traffic volume and congestion; it seems that the additional traffic from housing developments is perceived more of a safety hazard than an inconvenience

- *Limit amount of housing so as not to increase traffic greatly*
- *Stagger Danemoor cross roads or install roundabout / traffic lights*
- *Welland's roads are particularly busy when anything is on at the Three Countries. Also animals, sheep cows and Tractors add to this. More traffic would make this unbearable.*

# Welland Neighbourhood Plan Survey August 2014

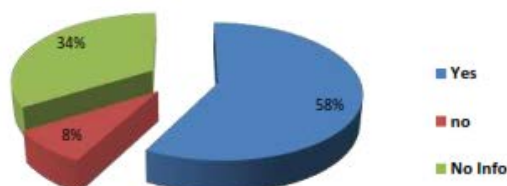
## D5 Renewable energy



**D5: Which of the following ways of producing renewable energy should the plan encourage?**

## Welland Neighbourhood Plan Survey August 2014

### D6 Garden Share?



**D6 Should the Plan aim to encourage Garden sharing?**

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D7: Sustainable community – what it means to You

In Section D7, almost half of respondents (52) expressed views in response to the question “What does a Sustainable Community means to you?” The comments related to the following broad and overlapping areas.

Key Topics	No Comments
A community that grows with an appropriate balance of housing and amenities.	<b>14</b>
A community that is adaptable to an evolving mix of generations and origins in the population.	<b>15</b>
Retaining the current village/rural community scale. Resisting becoming a small town.	<b>7</b>
An active, inclusive and sociable community with a greater degree of self-determination in its future.	<b>29</b>
Energy, food production, waste and low carbon concerns	<b>11</b>

**D7: Can you help us by telling us what a sustainable community means to you**

Welland Neighbourhood Plan August 2014  
Survey Analysis – V5 WEB

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## Welland Neighbourhood Plan Survey August 2014

### D7: Sustainable community – what it means to You

#### A community that grows with an appropriate balance of housing and amenities.

Most comments acknowledged the need for growth of housing in the community but were concerned that facilities and infrastructure needed to keep pace

- *A community that is in balance with its infrastructure, facilities & environment where development is led by the local community needs & wants*
- *A place with good transport links, shops to meet local needs, opportunities for employment, good schooling and a pub, leisure facilities, a place where people can interact at a social level*
- *One which can provide amenities for all age groups and that could also offer some employment*
- *Our community can only be sustainable if the number of houses in Welland is kept to present levels. We are now heading towards being a small dormitory town with minimal local facilities - certainly not sustainable*

#### A community that is adaptable to an evolving mix of generations and origins in the population.

There was a clear acknowledgement that the community needed to be supportive to all ages and to welcome newcomers

- *One which continues to support the evolving lifestyles of its population and delivers benefits that encourage the present residents to stay and new residents to come to the village.*
- *It is a community that adapts to meet the needs of present and future residents*
- *Encouraging young families to stay in the village and having housing suitable for the elderly*
- *Community of likeminded people who want to protect what attracted them to Welland in the first place, who however, appreciate the need for sympathetic growth and development*
- *One where people of all ages can thrive and feel supported, with sufficient community facilities to add a structure to village life.*

#### Retaining the current village/rural community scale. Resisting becoming a small town.

A minority of comments suggested specifically that growth should be restricted but a number of respondents were concerned about the village growing into a small and under resourced town.

- *Being a small village*
- *One that is stable with a broad age range of residents but is not going into an oversized urban area*
- *It ensures continuation of the village (not a small town).*

## Welland Neighbourhood Plan Survey August 2014

### D7: Sustainable community – what it means to You

#### An active, inclusive and sociable community with a greater degree of self-determination in its future.

A substantial majority of the comments focussed on the social cohesion in a growing and vibrant community.

- *A vibrant community that involves people of all ages & backgrounds. A place where people can live work and play*
- *The village has an active and sustainable community. Encouraging new comers to help with this and, as required, set up new activity groups with villagers*
- *We need to move away from being a dormitory village where people just 'live' in their houses*
- *Getting people involved in local things bring the villagers together more*
- *Encouraging neighbours to mix with others. A scheme where younger villagers are encouraged to support older villagers in whatever way needed. Too many people keep themselves to themselves!*
- *Being able to make own decisions on planning, houses etc.*

#### Energy, food production, waste and low carbon concerns.

Some comment concentrated on environmental sustainability.

- *Energy, food production, waste and low carbon concerns*
- *We should be aiming for zero-carbon development through photovoltaic, ground/air source pumps and design which prioritises insulation and environmental impact.*
- *Utilisation of new technologies e.g., heat pumps, grey water etc. on new builds*
- *The community should be producing as much food and energy as possible within its boundaries for consumption by the community*

# Welland Neighbourhood Plan Survey August 2014

## F1: ...And Finally, Comments

Section F7 invited other comments from respondents and was understandably unstructured. Some 45 comments were registered, many of which covered the topics of previous sections which have been reported separately. Noteworthy topics from the F7 responses included:-

### The Neighbourhood Plan Process

Some comments, including one concerning waste paper, commented on the Neighbourhood Plan process and the survey.

- *Although many object to new housing developments this does not help when they eventually go ahead. Placing effort into strategy like this is of great benefit as it can help shape the areas into ones all the residents can enjoy.*
- *This survey has been produced "after the horse has bolted"; it should have been done much sooner*
- *We feel that it is probably a waste of time asking us to fill forms in that will likely not have a chance of influencing the outcome of developers ideals and wants and that of the broader councils e.g., district and county*
- *More consultation with successful enterprises and experts*

### Infrastructure and funding

Several comments re-enforced the linkage between new housing and infrastructure.

- *These developments obviously bring more people so the developers must play a part in local infrastructure. (School, local shops, Nature reserves/areas, phones/broadband/gas/etc.)*

### Safety Concerns

- *Policing - community support visible*
- *Street Lighting - solar powered - for safety.*

### Economy / Tourism

- *Would the village consider building an area for camper vans to park? These are very popular in France and attract a lot of business to the local pubs/cafes/shops*

### Housing

One comment raised an option that had not been included in the Housing section

- *More Mobile Home residential sites*

F1: Please use the space if you have any further comments about anything that has not been covered in the survey and please feel free to enclose any other documents or information we should consider

# Welland Neighbourhood Plan Survey August 2014

## Contact Permissions

	Permission + Contact details	Permission No Part 2	Contact details no permission
MHDC	5	1	5
Updates	35		5
Prize Draw	34		5
Volunteer	4		5

CD1: Please tick if you are providing contact details and are giving permission to the Welland Neighbourhood Plan steering group

### 3.4 Publicity for the Regulation 14 Consultation – November / December 2015

**INVITATION**  
*You Had Your Say.  
It's Your Plan.*



**Welland Neighbourhood Plan 2016 - 2030**  
**Thursday 26 Nov 7.00-9.00pm**  
**Welland Village Hall**

*A light hearted and entertaining evening explaining, commenting and discussing the plan..... with **FREE REFRESHMENTS***

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*Welland Neighbourhood Plan has now been published for consultation and comment by residents and other official bodies by the end of January 2016*

**The plan includes:**

- Proposals for investment in open spaces and recreation facilities
- Policies that will shape any further development in the village
- Policies to protect the environment
- Proposals for improvements to infrastructure and amenities

*After Consultation the plan goes for examination. Then, you get to vote for or against it.*

**See the Plan**  
*Online at [www.wellandplan.org.uk](http://www.wellandplan.org.uk)  
or get a copy at the **Library, Village Hall, Village Stores, or Church***

**Take the chance to find out what the Plan means to you and how you can influence it.**

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**Drop-in sessions**  
*View the plan, meet the group, ask questions and give your feedback:*

Saturday 27 November,	1.00 to 5.00pm, Welland Village Hall
Tuesday 1 December,	10.00 to 12.00am, St James's Church

**2015-2016 REG 14 Consultation**  
"There is still time to Have Your Say"

**Little Malvern and Welland Parish Council**  
**Welland Neighbourhood Plan**

From the note you got in November you will know that the consultation period for the Neighbourhood Plan ends on 31<sup>st</sup> January. The draft plan has been very well received but we do intend to keep the mailbox open for another few days to collect any late responses. So there is still time for you to have your say.

The Draft Plan and Appendices are available to view at [www.wellandplan.org.uk](http://www.wellandplan.org.uk) where you will also find a comment form. Should you wish to review a printed copy of the report or appendices there are still some available in the Village Stores, library and Church and on demand from the addresses below. Your comments are welcome via the website, by email or by post.

When your replies have been factored into the Plan it will be passed to the District Council who will arrange for an inspector to examine it. Then you get to vote on its adoption, hopefully in the next few months.

With this newsletter we are delivering a Housing Needs Survey to gather information for the Neighbourhood Plan. It is important that we get your feedback to make sure that we get the best possible mix of housing from developments over the next 14 years.

Please post or email your response or drop the anonymous completed form into the box in the Village Stores **the village hall or the church**.

**Little Malvern and Welland Parish Council**

[Mickdavies2015@gmail.com](mailto:Mickdavies2015@gmail.com)      01684 592216

Brookend Ridge, Drake Street, Welland, Malvern, WR13 6LN

## Broadband in Welland



Many of you will now be enjoying Superfast Broadband speeds via the pink cabinet outside the village hall; others will not be able to get this service because you live too far away and several of you will still be uncertain about if or when you might be able to join the 21st century.

We are now told that Worcestershire County Council are about to invest another £3.25 million to further extend fibre coverage to rural communities like ours. They will decide priorities based on local information and a survey is running until the end of January to gather that information.

### WE URGE YOU TO PARTICIPATE!

You can complete the survey at [www.snapsurveys.com/wh/s.asp?k=144959149352](http://www.snapsurveys.com/wh/s.asp?k=144959149352) or follow the 23rd December News link on the <http://www.superfastworcestershire.com> home page. It will only take a couple of minutes, even at your connection speeds!

## Welland Wednesday Walking Group

If your New Year's resolution was to take more exercise, then why not join us on one of our walks. We meet every Wednesday morning (whatever the weather) at 10 o'clock outside the Village Hall. Depending on the route chosen, we hope to walk about 4 miles and be back at the hall by 12.12.30pm. Depending on the route, we may use the local buses to either start the walk or get back to the hall. If you would like to join us, please turn up outside the hall. If you would like more information then please contact Ann Brookes on [annbrookes52@gmail.com](mailto:annbrookes52@gmail.com)

## Mobile Phone Coverage

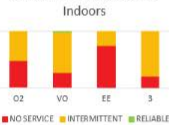
In December we completed a survey of mobile phone coverage in the Parish to support our push for improved service. The report has been sent to the Managing Directors of the four service providers by our MP with a request that they act to raise their service comply to contracted levels. Ofcom are involved too. It remains to be seen what the outcome will be but we are optimistic that our situation will improve soon.

Here are some details from the report. Replies were received from 74 households in the WR13 6\*\* postcodes representing 157 user experiences

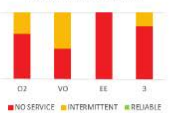
Only one user reported a reliable outdoor service for voice calls. They and only two other users in the same vicinity reported a reliable text message service.

All other users reported intermittent or no service for voice calls and text and 79% of households reported no data service at all.

Voice Calls - Outdoors and Indoors



Data Service - Indoors



The full report will be posted on the website. Watch for updates



## Little Malvern & Welland Parish Council News

Winter 2016

# The Neighbourhood Plan goes for consultation



The draft plan was published in November; every household was notified and the launch event at the village hall was a great success, thanks to the chairman's team of actors, the free food and drink and the volunteer helpers. In December we sent the plan to 75 formal consultees including councils, government agencies, local parishes and landowners.

The consultation period was due to end on 31st January but the plan has been very well received and we do intend to keep the mailbox open for another few days to collect any late responses. So there is still time for you to have your say.

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## Housing Needs Survey

With this newsletter we are delivering a Housing Needs Survey to gather information to underpin the Neighbourhood Plan. It is important that we get your feedback to make sure that we get the best possible mix of housing from developments over the next 14 years.

Please stop or email your response or drop the anonymous completed form into the box in the Village Stores the village hall or the church.

## Parish Council meeting dates for your diary

Third Monday in the month  
15th February, 21st March, 18th April,  
16th May, 20th June, 18th July  
All are welcome

## Community Development Schemes

The Parish Council are researching several options for investing in community assets including sports and recreation facilities as well as social and community resources. Some of these assets may be funded from housing developer contributions (S106) and some from other sources.

Work has started on some smaller schemes which may be quicker to deliver like upgrading playground equipment and adding storage space to the pavilion and we are in discussions about buying land to create and preserve local green amenity space. It will take a long time to evaluate these larger scale opportunities and meanwhile we'll be reporting progress every month at Parish Council meetings.

Your ideas and support will be a vital input to the decisions made by the District and Parish Councils, particularly on how the S106 money is spent. Don't hesitate to let us have your views.

## Roads and Traffic



Recent closures of the Hanley Road and the construction that will be with us for a while have brought more and more cars, vans and lorries through the Parish. And speeds don't seem to reduce, although the traffic itself and kerbside parking does provide some calming.

The trial of 'gates' and repositioning of signs at Garrett Bank have been generally well received and work is under way to install gates at the other three main entrances to the village. At the same time we have reviewed all the road signage and will be going through a programme in conjunction with the County Council to improve the effectiveness and the look of that necessary hardware.

Recent accidents at Danemore and Garrett Bank have again highlighted the everyday traffic hazards. Working with the County, the Safer Roads Partnership and the Police, we will be evaluating options for more traffic calming, safety and traffic management measures across the Parish for pedestrians as well as other road users.

Keep an eye on the website for new schemes and opportunities to give your opinion on this important subject.

## Events in St. James' Church

There is a fun quiz at the church on 12th February. Tickets are £7 to include fish and chips. Good fun! Also there are Flea Markets on 6th February, 5th March, 9th April, 3rd September, 5th November and 3rd December.

More details of the above and more, you will find at [stjameschurchwelland.com](http://stjameschurchwelland.com).

Some of the events are joint efforts with other fund raisers.

Tickets for the above can be obtained from Welland Stores, Hanley Swan Stores, or telephone 01684 310289

## Welland Library



Welland Library has been in operation for well over 10 years now. It was set up as a joint initiative between the Parish Council and the County Council libraries system.

A good selection of books, (fiction and non-fiction; for adults, teenagers, young readers and toddlers), is housed in Welland Parish Hall. Any books not in stock can be ordered, at no charge, and are delivered weekly to the hall. There are two public internet terminals which, since the introduction of superfast broadband, provide speedy access to the net.

### Library opening hours are:

**Monday** 3pm-5pm  
**Tuesday** 1.30pm - 5pm  
**Thursday** 9.45am - 12 noon  
**Friday** 9.30am - 11.30am

The whole system relies on the group of volunteers who staff the library. We always need more volunteers, either to do a regular weekly session, or to share with another person, or just to be on call to cover holidays, illness, etc. Training is given, but it isn't difficult. If you can help, please get in touch with Linda Roper, either by email [lfrpe@hotmail.com](mailto:lfrpe@hotmail.com) or call in any time when the library is open.

Even if you do not wish to be a volunteer helper, do make use of this excellent facility. There are only two such village libraries in Worcestershire, and we are very fortunate to have it in Welland.

## Planning Update



### Lawn Farm 1 50 houses

As you may have noticed, work is underway and the show home is due to be completed in the next couple of months.

### Lawn Farm 2 50 houses

Outline approval granted on appeal.

### Drake St/ The Old Post Office Site 30 houses

Work under way.

### Spitfields/ Marlbank Road 24 houses

The developer has applied to change the tenure on some affordable housing from rented to shared equity on the grounds of viability. Delay in starting is probably associated with the viability question.

### Myrtle Cottage Drake Street 41 houses

Application refused by MHDC - sustainability, landscape impact. First instance of Welland Neighbourhood Plan taken into account as a factor.

### Boundary Cottage

Outline permission granted for two dwellings

### Opposite the Old Post Office Drake Street

Outline Permission granted for one dwelling

### Opposite Lawn Farm Drake Street

Full Planning Permission granted for one dwelling and outbuildings

### Garrets Pool / Garrets Bank 14 Houses

Outline application pending determination

### Old Cider Mill, Brookend 2 holiday cabins

Planning Permission granted

### Welland Way Replace workshop with Dormer Bungalow

Application pending determination

### Mays Piece Temporary Mobile Home (retrospective)

Application Withdrawn

### Mays Piece 4 Camping Pods

Planning Permission Granted

### The Pheasant 19 houses + re-establishment of a pub

Application refused by MHDC - Density, overdevelopment.

The landowner has indicated the possibility of a new application with one less house but there has been no sign of that happening. The Parish Council are evaluating options for acquiring all or part of the site in order to secure the future of a viable pub. See Community Development Schemes.

If you want to check the details or comment on any application, you can do so at [www.malvernills.gov.uk](http://www.malvernills.gov.uk). Search planning applications, scroll down and enter Welland as a Parish. If the application is still live, select all undetermined applications. If it is an old one, search between dates that will capture all the applications.

## Nelson's column

From your Chairman of the Parish Council  
Viv Nelson

Those gates ...

Loathe them, love them, the gates are proving to be an interesting topic in the village. Some of you might not even have noticed them yet..... Here's the rationale behind the village gates....

First of all, we are constantly exploring ways of slowing down the traffic approaching the village without spattering ugly speed signs everywhere. Slowing speeding cars has been a topic brought up regularly at parish council meetings.

So....the village gates? The theory: as you approach, you have a perception that the road is narrowing and it makes you drive a bit slower. It also makes you aware you're entering a built up area. I keep reading that 'research shows that gates slow the traffic down' but I haven't actually found the papers that prove this. I have now given up googling and await the result of our experiment.

Incidentally, they haven't cost the Parish Council any money. Our County Councillor Tom Wells funded them. Keep the comments coming.

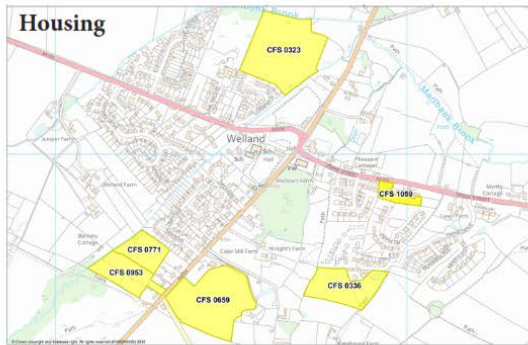
For what it's worth, I like them and think it's worth trying ...

### 'Do you know about the Upton Shuttle?'

It's a free minibus service run by Upton Town Council and supported by your Parish Council that operates on Fridays only to transport passengers into Upton in the morning and back home again.

The first recognised stop is at the Inn at Welland at 9.30 am but other pickups can be arranged if you phone Upton Town Council on 01684 592273 by noon the day before. Return journeys start at 11.20. A timetable is on the noticeboard by the Gloucester Road Post Office and full information can be found at [www.communitytravel.org.uk/upton-shuttle-bus/](http://www.communitytravel.org.uk/upton-shuttle-bus/) or just 'search' for 'upton shuttle'

## 4.1 March 2020 Neighbourhood Plan Newsletter – Your Village, Your Say



Nearly 200 new houses have been built in Welland between 2011 and 2020, most since 2016. We would now like to see a 'settling in' period with only 20 or so new houses being added before 2041. There will be pressure from the district council for more (the recent SWDPR consultation anticipated more than 40).

In total, 15 Welland development sites were submitted in response to the SWDPR Call For Sites and nine have been discounted as unsuitable for technical and policy reasons. We have assessed the remaining six sites, bringing to bear our current local knowledge and updated landscape considerations. The sites are shown on the map with a brief summary in the table below.

We would like to get your views on which of these sites should be included in the plan.

**Please respond on the questionnaire.**

Site	Pros/ Status	Cons	Capacity
CF50323 Behind Cornfield Close	Planning application for 14 houses submitted Close to facilities Ready access	Low/low to moderate LCSA* In AONB	c. 40
CF50336 Lawn Farm 3	Developer holds options for site Current SWDPR preferred site	Distance to facilities Difficult access Low LCSA	c. 30
CF50659 Behind Chase Cottage	Reasonable distance to facilities Development plan proposed	Low LCSA	c.40
CF50953 Behind Boundary cottage	Reasonable distance to facilities	Low to moderate LCSA Uncertainty of access Adjacent to SSSI In AONB	c. 20
CF50771 Rear of The Laurels (Gloucester Road)	Reasonable distance to facilities	In AONB Low to moderate LCSA	c. 20
CF51059 Church Farm	Close to facilities	Adjacent heritage asset Limited capacity Owner does not wish to develop site yet	5 - 10

LCSA is Landscape Capacity Site Assessment, SSSI is Site of Special Scientific Interest, LGS is Local Geological Site, AONB is Area of Outstanding Natural Beauty, SWDPR is the South Worcestershire Development Plan Review



## Your Village – Have Your Say

Welland has grown significantly over recent years and will continue to develop. How that happens will be strongly influenced by our "Welland Neighbourhood Plan" that is currently being developed. What goes in the plan is up to all of us.

The Plan covers the next 20 years with policies covering design, sustainability, energy and the environment, community facilities, infrastructure, landscape local green spaces and biodiversity, heritage, housing and the development boundary, surface and foul water drainage, travel, and the local economy.

We'd like your views to help us develop the plan, in particular, about housing numbers, development sites and local green spaces. There will be further information and opportunity to comment in the coming weeks & months.

The articles inside give some more detail and if you want to comment, please drop your completed questionnaire into the Village Stores or email it to the Parish Clerk at [mrdasharp@btinternet.com](mailto:mrdasharp@btinternet.com) with WNP in the subject line.

If you would like more information, to discuss the plan, or join the neighbourhood plan working group, please contact the Parish Council via the Clerk, David Sharp.

### VISION FOR WELLAND IN 2041

Welland is a thriving rural village and its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm.

Residents and visitors value and enjoy the landscape and the natural and historic environment of the village.

The centre of the village with its facilities and amenities acts as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors.

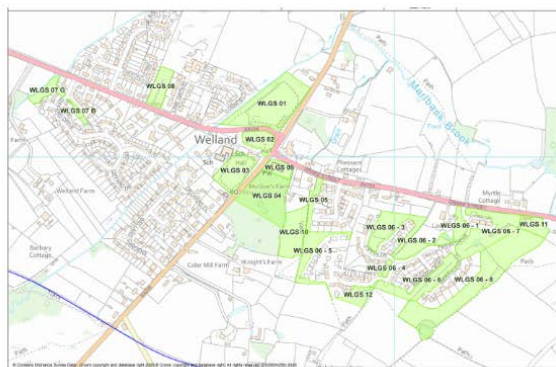
A range of high quality homes is available to meet the local need.

New homes have been designed and built to the highest standards of energy and environmental efficiency and the community is active in local schemes to counteract the drivers of climate change and environmental pollution.

Small-scale businesses are thriving, offering local employment opportunities and supporting the village economy. Many of its residents conduct their businesses and do their work at their homes and many more interact with providers of goods and services by phone or internet.

And for the enjoyment, health and convenience of the public, a diverse network of open spaces and footpaths are within a short walk of all homes.

Welland is a highly attractive and successful place for people to live, work and play in.



## Local Green Space

### What is Local Green Space (LGS)?

It is a designation that provides special protection against development for green areas of local importance for reasons including amenity value, landscape and nature conservation. The protection from development is the planning equivalent of green belt land.

### How is land designated as Local Green Space?

The designation of LGS land is through the Neighbourhood Plan. Local Green Spaces should be reasonably close to the community, be demonstrably special, have a particular significance, be local in character and not be an extensive tract of land.

### Welland's Local Green Spaces:

Our assessments identified 12 spaces of special importance which meet the criteria. They are identified in green on the map and in detail in the table.

(Note that WLGS 06 – St James Green and WLGS 07 - Giffard Drive/Blandford Close incorporate several smaller pieces of land; each of these spaces has its own individual reference number.)

We would like to hear from you: Do you agree that these green spaces should be protected?

**Please let us have your views via the questionnaire.**

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WLGS	Description	What Makes it Special (Local Green Space Assessment Summary)
01	Spitfields Recreation Ground	Important element of the village's green infrastructure. The community and visitors make extensive use of the recreation grounds with its wide range of outdoor facilities.
02	Village Green	One of 9 species of rare green-wing orchids flowers abundantly on the site between mid-April and May. War memorial.
03	Welland Park (Playing Field)	Part of the rural landscape character at the heart of the village and green network. An important area for recreation and village events. Welland Primary school use the playing fields for sports activities.
04	Pursers Orchard	A traditional orchard now owned by the Parish Council, it opened to the community August 2019. Volunteer team making good progress in restoring the orchard; it will provide a variety of recreational opportunities.
05	Spring Meadows SSSI Buffer	The creation of the SSSI Buffer zone enhances the protection to Muttons Orchard Site of Special Scientific Interest following recent changes to nearby landscape and improves the footpath route.
06	St James Green	St James Green's proximity to the open countryside and wildlife sites of special significance make its green spaces an essential element of the village's green infrastructure - positively impacting biodiversity as well as providing space for recreation.
07	Giffard Drive / Blandford Close	These spaces offer residents opportunities to enjoy open green areas that are on their doorstep for recreation and relaxation. The maturity of the sites makes them a significant element of the village's green infrastructure and biodiversity.
08	Welland Cemetery	The cemetery is included in the Welland Landscape Assessment (June 2015) as a site of special significance: identified as a Local Wildlife Site
09	St James Churchyard	The churchyard is a significant element of Welland's green infrastructure and wildlife corridors: it sits across the road from Welland Park and Spitfields recreation grounds, is adjacent to Pursers Orchard and Muttons Orchard SSSI is nearby.
10	Muttons Orchard Site of Special Scientific Interest (SSSI)	Muttons Orchard (SSSI) is of national importance. It is reservoir of important species and is a remnant of the orchards which used to characterise Welland. Nearby land use has changed over recent years.
11	Drake Street Meadow	This Worcestershire Wildlife Trust meadow is a 'site of regional or local wildlife importance'. The nature reserve is also an important element of the village's green infrastructure as referenced in The Welland Landscape Assessment (2015).
12	Natural England GCN Licence Buffer Zone	This green space provides safe refuge for the Great Crested Newt (GCN) population around a dedicated breeding pond. The pond is protected by buffer zone planting on the surrounding land together with a newly planted woodland to the south.



## 4.2 Residents Questionnaire – March 2020



### Residents Questionnaire - March 2020

Please give us your comments on our Neighbourhood Plan proposals by dropping your feedback into the box in the Village Stores or reply by email to [mrdasharp@btinternet.com](mailto:mrdasharp@btinternet.com) with WNP in the subject line

#### Vision and Policies

Let us know if you agree with the vision and tell us what policies are important for you.

#### Housing Numbers

Our Plan can allocate sites for more houses over the next 20 years. How many would be right for the village?

0 50 100

#### Housing Sites

We are looking at 6 possible housing sites close to the centre of the village.

How do you rate them?

#	SITE DESCRIPTION	-10 LOW	SUITABILITY	HIGH +10
0323	Behind Cornfield Close			
0336	Lawn Farm 3			
0659	Behind Chase Cottage			
0953	Behind Boundary Cottage			
0771	Rear of The Laurels			
1059	Church Farm			

#### Comments.

### Local Green Space

Have a look at our proposals for Local Green Spaces and what makes them special. Do you agree with the designations or do you have concerns? :-

#	Site	AGREE	DISAGREE	Your Comments :-
		✓	✗	
01	Spitalfields Recreation Ground			
02	Village Green			
03	Welland Park (Playing Field)			
04	Pursers Orchard			
05	Spring Meadows SSSI Buffer			
06	St James Green			
07	Giffard Drive / Blandford Close			
08	Welland Cemetery			
09	St James Churchyard			
10	Mutlows Orchard SSSI			
11	Drake Street Meadow			
12	Natural England Buffer Zone			

### Other Comment :-

YOUR NAME :- <small>OPTIONAL</small>	Postcode :-
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If you're not already on the Parish Council Contact Database and you'd like to keep in touch please note your **email address** :-

Your replies and your personal data will be held securely, used only for Parish Council/WNP purposes and will not be shared with others.

## 4.3 Questionnaire Analysis – April 2020

### Welland Neighbourhood Plan

#### March 2020 Neighbourhood Consultation Analysis

##### Questionnaire Topics

- Vision
- Local Green Spaces
- Housing Numbers & Sites
- Other Comments

April 2020 v1  
Document Owner: M Lamb WNP Group

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1.

### Response Profile & Analysis Method

#### Profile:

- 32 households responded
- Mix of both new and long term residents

#### Analysis:

- The response rate sample is below the 80 sample size required to indicate with a 95% confidence level that it is representative of the views of the population (with a margin of error of +/-10%). However, there is sufficient data and commentary to:
  - signal the areas of general agreement versus the areas of concern
  - areas that require further evaluation or clearer positioning within the community
  - Indicate if there is a potential shift in opinion since previous consultations

*Please note: Comments – pros, cons, suggestion, observation - represent key themes not frequency of 'opinion' as the sample is too small for weighted analysis*

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1.

## Vision

### Response highlights:

- There was limited (less than 1/3) of respondents that stated they agreed with the vision: within this supportive group only a few gave outright endorsement, the rest were in broad agreement but wanting refinements/changes.

### What are the gaps & concerns?

- Concern that Welland keeps its a 'Village' feel and retains what makes its special
- Speed and rate of development – need to pause
- Some elements seen as unrealistic
- Some saw missing elements e.g. climate change, amenities, transport etc
- There is some confusion as to what a 'Vision Statement' Is or Is Not

### Considerations & Action

- Revisit content
- How do we communicate the Vision to the community so it resonates and is understood

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Vision – Themes with illustrative comments

### Village Feel & What makes it special

- Welland is a happy healthy place to live. I agree with your vision statement for the future, particularly keeping the green spaces which are so important to our rural life and wellbeing. We have had a lot of development of late and when would we lose that village appeal?
- I like the Vision Statement. Wonder if it should include some acknowledgement of Welland as a gateway to the Malvern Hills & Castlemorton Common.
- I feel strongly that any development is sensitive to the existing green spaces and wildlife in the village and that linking up of wildlife corridors be considered for future planning,

### Speed and rate of development – need to pause

- I believe the village does not require more housing. The green spaces & views of the hills are what make Welland such an attractive, quiet and yet thriving village.
- I share the vision but am concerned that further large scale development of Welland risks the erosion and destruction of everything mentioned therein. Without an extended break in building to allow infrastructure to catch up the attraction of living in Welland will be lost for ever
- I fear that unless the community is able to take a breather for a while, catch up with itself, and enjoy our wonderful village without the constant upheaval of large scale development, we not only risk losing many of those who, like my wife and I, seek a peaceful rural village to raise a family in and work from, but risk losing the identity and coherence of Welland itself.

### Some elements seen as unrealistic

- feels like pipe dream at this time, not enough land to support vision - you would need to use all green space. Village at breaking point and local need not being met. The school cannot support anymore without affecting the current pupils The pub still not open and probably wont the shop is now not big enough and the farm shop too expensive
- I think the vision is excellent, although wonder whether the thoughts about the success of local (ie within the village) businesses are hopeful rather than realistic

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Vision – Themes with illustrative comments

### Some saw missing elements e.g. climate change, amenities, transport etc

- Disappointing to see no reference to sustainable transport objectives, no policy drive for demanding a sustainable bus service to our nearest town, no safe cycle routes from a major county village to its local towns. Each new house to rely on car journeys
- Broadly speaking we agree with the vision. However, there is no mention of good, public transport links which a village needs for some of its residents
- The infrastructure in Welland is currently insufficient to support further increase in housing developments. Only one shop one small school local doctor/dentist at full capacity. Increase traffic through village no crossing for school children from Drake St area.
- We do not need any more new houses in Welland, If you have to build something build a Doctors Surgery
- be given to an explicit statement that puts "climate emergency", the AONB and net biodiversity gain as priorities at the heart of decision making in setting the scale and spatial planning of local growth/new housing and infrastructure? Currently, any mention of this is indirect and in the context of community involvement in "local schemes" to support such.

### There is some confusion as to what a 'Vision Statement' Is or Is Not

- I do not feel that the vision set out in the Neighbourhood plan newsletter is a true vision, they are a series of statements not a vision that the village needs to work to.
- The Pheasant Inn / Sunnyside Garage - business thriving ?
- In the vision there are some statements that are not current. Small scale businesses are thriving - I believe the garage is now closed - the pub certainly is. Some parts of the village do not have fast internet - making working from home very difficult. For me a vision is what you want something to be and develop into. It is important that the state ??? are correct or the tense being used is correct. Welland is or Welland aims to be

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Local Green Spaces

### Response highlights:

- 100% support for: Spitalfields; Welland Park; Welland Cemetery; St James Churchyard
- >94% support for: Pursers Orchard; Spring Meadow Buffer; Gifford & Blandford; Mutlows SSSI; Drake Street Meadow; Natural England Buffer
- > 80% St James Green spaces

### What are the gaps & concerns?

- St James Green/ National England Buffer – one of the negatives may have meant to respond to housing development question; issue of private ownership for particular parts of the land; for one respondent the developments proximity to the open countryside negated the need for LGS protection
- Several respondents raised a concern that there was a lack of proposed LGS protected areas South West of the Village and highlighted the importance of the green/ wildlife corridors between the village and the Common

### Considerations & Action

- Endorsement indicates proposed sites should go forward
- Discuss and review the 'lack' of sites to the South West and how we embed the 'green corridor' link with the Commons in the plan
- Discuss and agree next steps with LGS landowners

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## LGS– Themes with illustrative comments

### LGS Support

- Thank goodness you are going to save some of the local green spaces. Our children will thank you for that in the future
- I am in favour of as many Local Green Spaces as possible, particularly on the ground of the climate, biodiversity and amenity (visual) values they provide.
- Important that rural character of village & protect wildlife & ensure plenty of space locally for recreation for wellbeing of community
- All these green spaces are important

### Concerns re proposed Sites

- Spring & St J: What are the right proposals of the landowner. How will they be kept from becoming neglected and fill of rubbish
- WLS06 Objection- Privately owned space not public space protected by listed building curtilage . WLS065 Entrance to the Field is privately owned with Private Access. WLS12 Trees and Pond privately owned and cant be included in local Green Space. These should not have been included in your Neighbourhood plan newsletter is deceiving the village

### LGS – missing?

- The more the better but all across the village please, including the south and west which are largely ignored here
- The 'balance' of green spaces is poor too many to the east of the village and not enough to the west ( where the majority of existing house are located)
- I would go further and suggest that further sites should also be included if possible, including the spaces bordering Castlemorton Common, the north side of Drake Street and the western edge of the village north of the A4104.

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Green Infrastructure– *Other comments section*

At a time when, thankfully, society is increasing it's focus on ecology and the environment more than ever before, on planting trees to mitigate climate change, on protecting irreplaceable habitats before they are lost forever, we are in the enviable position of having on our doorstep something of an ecological treasure. I sincerely hope (and will do everything I can to ensure) that we conserve and protect the rural nature of our village's boundary where it meets this very special and significant site of protected common land to our south west, whilst of course looking after our village's 'hub', and always being mindful of maintaining corridors between the two. They are all inextricably linked, and only by keeping this fact central to the decisions we make now will we preserve our 'relationship to the open countryside and historic environment', as described in the council's newsletter 'Vision for Welland is 2041'.

As mentioned, with the general decline in bio-diversity, I feel strongly that we give wildlife a chance - the establishment of wildlife corridors between existing habitats is essential in future planning and development. I am a member of Swift Conservation (as well as Malvern Bird Group) and have been observing a small party of Swifts at a location in Upper Welland. Swifts are a RED listed species on the RSPB list of concern and it would be superb if we could find a way to attract them to our village possibly in or around the church spire. A "swift tower" might be an option. Information and advice can be found at [www.swift-conservation.org](http://www.swift-conservation.org) and I would be more than happy to help if there is sufficient interest.

None of the 'protected green spaces; are on the Castlemorton side of the village

Welland Village is danger of overshadowing a beautiful little arm of Castlemorton Common - Morton Green which is in the AoNB and overseen by Malvern Hills Trustees, Such a pity of 0659 ( Chase Cottage) were developed - it would change this special bit of the common which is 'almost' part of Welland; Local Wildlife, sheep and cattle would be affected by all the dog poo that would be deposited by a large development here

Though Castlemorton Common is outside the Parish Boundary we have a duty of care to preserve it's boundary and not to impact visually on the views looking back from the common

Yes to as much open and green space as possible

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Housing Numbers & Themes

### Response highlights:

New Housing – how many

- No preference given in 3 surveys – sample size 29 for this section
- 41% no further housing development
- 38% up to maximum of 20
- 10% stated 50 new houses
- Remaining responses (11%) scattered 5max /25/30/40 – no pattern

### Concerns

- Amenities & Infrastructure to support the growth that has already taken place in the village and to support any further development
- That MHDC/SWDP planners will not support the WNP and housing numbers embedded in the plan
- Cumulative impact of development especially within AONB

### Considerations & Action

- When the numbers are viewed with responses to 'Other comments' the responses indicate a strength of feeling that if the village is to build new houses the numbers must be kept low for the period of the WNP given the amount of growth in new houses in recent years
- Review and confirm plan

Welland Neighbourhood Plan March 2020 Consultation  
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## Housing Numbers – Themes with illustrative comments

### Numbers & Concerns

- Don't object to more development per se. more interested in design and avoiding dull or repetitive developments
- As for overall housing numbers/targets, the cumulative impact of the housing being built must also be taken into account when assessing site - specifically the cumulative effect on the AONB and heritage sites including on their setting, on climate emergency considerations, including flooding, and biodiversity net gain as well as infrastructure impacts.
- Does it matter? Any number in WNP will be over-ridden by WCC/SWDP
- I think that around 20 houses would be right for the village, we have had a lot of new housing over the recent years, the traffic levels have increased ( and speed of traffic) through the village. Stress on the school has increased so this needs to be minimized/carefully managed going forward.
- 5 max this would allow for scattered infill of single properties on suitable non-prominent sites
- There has been enough house building in Welland

Welland Neighbourhood Plan March 2020 Consultation  
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## Housing & Infrastructure - Other Comments section

Regarding further building development in general within the village, it is not sustainable. Travel out of Welland for work, shopping, and other essential services, will continue, and this will be by car. The current bus service, already seriously reduced over the last few years, can, and probably will be withdrawn by the operator at short notice. There is no guarantee of public transport to and from Welland in twelve months' time, let alone in 21 years from now.

**Further development in Welland is not needed.**

We must do everything we can to stop overdevelopment **we have enough houses!** We are becoming a cash cow for Brookes et al

### No more houses

Setting aside my own passionate reservations about concreting over a key green lung of our village where we connect to an ancient and protected Common, I hope we can now find the means as a Parish to dig our heels in a bit in terms of new housing numbers for the village in general. I can't find anyone who doesn't think that **enough is enough**, at least for now.

I would be very interested to know how many houses were in Welland before "nearly 200" houses were built? I **strongly oppose any** further housing development

Welland has too many new houses already. **No further development** should be permitted. Existing facilities and infrastructure are already overstretched

Further housing will impact on already stretched doctor's surgery and local schools. **There should be no further provision** without corresponding increase in services. On a wider scale, the main Worcester Hospital is also unable to cope with current population

**We need no more properties in Welland**, The Doctor's surgery in Upton is severely over worked with the new houses in the surrounding catchment area. Re Surgery it is extremely difficult to get an appointment now waiting 3-4 weeks, this is unacceptable. The schools are now full and transport is abominable. The shop is not fit for as many properties at present, though reasonably well stocked. The cars parked outside at all times present a problem for the Gloucester Road

Welland has been the subject of major development recently and while the S106 monies are welcome, **further building is likely to destroy** the very reason that people like living here.

It is important that **we limit any new development because** of the extensive development in the last 5 years. The village community & infrastructure need time to stabilise

If any other **building on a large scale is deemed absolutely necessary** please keep it to a minimum to allow our school and traffic infrastructure to cope and please keep it away from our border with the AoNB and ~~instead continue to expand along the A4104~~ with its transport links and capacity for traffic

Analysis April 20 v1

## Housing Sites

### Response highlights:

Sites: Utilising 32 responses (*some individual sites not rated by each respondent, but has no material impact on preference analysis*)

#### • Cornfield Close:

- 34% gave 7 or above positive preference to this site; this increases to **53%** if all positive scores are included
- 37 % against this site ( majority in this group -10 driven by AoNB location)

#### • Lawn Farm:

- 35% gave 7 or above positive preference to this site
- 56 % against this site ( majority in this group -10 driven by over-overdevelopment/ lack of connectivity to village for pedestrians/ landscape impact)

#### • Behind Chase Cottage:

- Under 1% gave 7 or above positive preference to this site; this increases to **2.5%** if all positive scores are included
- 68% strongly against this site ( all but one -10 driven by Common/ AoNB sensitivity, impact on wildlife. Landscape, plus impacts such as traffic on Gloucester road )

#### • Behind Boundary Cottage:

- 18.5% gave a positive preference to this site but the majority were '5' or less
- 78 % against this site ( majority in this group -10 driven by AoNB location, traffic increase & impact)

#### • Rear of Laurels:

- Under 1% gave 7 or above positive preference to this site; this increases to **25%** if all positive scores are included
- 69 % against this site ( majority in this group -10 driven by AoNB location)

#### • Church Farm:

- 28% gave 7 or above positive preference to this site; this increases to 43% if all positive scores are included
- 37.5 % against this site ( majority in this group -10 - mixed views driving this e.g., proximity to heritage site, extension of Lawn Farm, )

**Considerations & Action** Review site preferences to include any new submissions or updated site surveys

Welland Neighbourhood Plan March 2020 Consultation

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## House Sites Preferences Themes – Behind Cornfield Close

Cornfield Close – representing themes and differences in opinion
(Support for) Cornfield: subject to interception and water management
Cornfield - ridiculous completely blocks view.
Cornfield Development needs to take into account brook and existing wildlife. Regarding: Planning application for 14 houses CFS0323. This site has potential for 40 houses. Development needs to be sensitive to existing wildlife especially along the brook running alongside Cornfield & Spitalfields where we regularly see Kingfishers, Grey Wagtail, and even a pair of Cuckoos last summer! Skylarks have previously nested in the field where development is proposed. If done correctly it has been shown however, that at Cornfield Close the development can be sensitive to wildlife and even enhance existing habitats. We have seen bats flying at dusk and House Martins nest in hedgerows on the estate which is fantastic
Cornfield "out of sight" "not intrusive" " keeps other sites green" high +10 -one site will be less problematic for all residents regarding many disruptions in our village
Cornfield This site would not negatively affect the view on the approach to the village, it is close to local facilities and traffic from housing would be coming on to an A road with good visibility on to that road.
Definitely no development in the AoNB. How come so many possible sites are in the AoNB? We should make a decision never to support any applications for more than one dwelling within the AoNB.
0323 most suitable as planning already on place.
0323 (Cornfield)-The largest and nearest to the village centre. However, the size of any development here, on rising ground, would adversely affect the outlook and appearance of the village in that direction, in particular the environs of WLGS 01.
The cumulative impact of the housing being built must also be taken into account, on the AONB, heritage sites, climate and biodiversity as well as infrastructure. I also feel that the view from the hills, the AONB, and thus directly relevant to "its setting", is a valid consideration here, That view, from above, including in this instance the approach coming from the elevated position from the west on the A4104, is I think often not sufficiently considered.
The three in the AONB should be immediately removed from consideration i.e. 0323 Behind Cornfield Close, 0953 Behind Boundary Cottage, 0771 Rear of the Laurels. The NPPF is unequivocal that sites within the AONB should only be considered in exceptional circumstances and when no alternative sites exist.
0323 – Behind Cornfield Close – Relatively Low (Minus 5) – development by stealth – existing 23 plus current planning application 14, then balance of 26 = total 63 houses (almost 3 times the original development)

### Cornfield Close:

34% gave 7 or above positive preference to this site; this increases to 53% if all positive scores are included  
 37 % against this site ( majority in this group -10 driven by AoNB location)

## House Sites Preferences Themes – Lawn Farm 3 Page 1

Comment Lawn Farm 3 – representing themes and differences in opinion
Lawn Farm Dev Breaks too high in skyline; Chase: Agric buffer between village and common
Least worst options (Cornfield & ) Lawn Farm 3. <b>Comments:</b> Welland already has far more new housing than it can "accommodate". All further development should be strongly resisted
Lawn Farm 3 - site already over developed, Bovis never completed roads. Paths or kerbs site over 3 years old
Lawn Farm is already big enough - no additional traffic coming on to Drake Street. Cornfield Close Balances the development in that area. Behind Chase Cottage could set a precedent of infilling all of that area of the village.
Lawn Farm No Access Problems
Castlemorton is a real and beautiful advantage to Welland, A housing estate here <b>and Lawn Farm</b> would cause dreadful contamination from dog poo -
Lawn Farm: We feel that so far most of the redevelopment has been on the North side of the village, any further development would cause congestion at this end of the village
Lawn Farm 3 ticked as mid-point on scale There has been too much building over the past 4/5 years Lets keep Welland as a Village
Lawn Farm: Good location as it is linked to new housing estate, there will be no change to the aesthetics of the village. With the footpath to the village, distance to facilities is not an issue so I am not sure why this has been stated as a "con". Also it is not difficult to access at all, the opposite, it is very easy.
If building homes is inevitable, I think it would be in the best interests to develop in CFS6059 (Behind Chase Cottage) (& CFS0036 (Lawn Farm 3) which are in the SE of the village which now has the least amount of houses. Therefore, avoiding overcrowding in the west which is already highly populated. And for safety away from the school.
0336 Lawn Farm3 This seems totally unsuitable. It is the furthest by road from the village centre requiring as it does a drive in completely the wrong direction through a residential development before even getting to Drake Street. The roads are quite narrow and are even now only just about suitable for existing traffic. In particular any development here conflicts with WLGS 12 which would be disappear.
0323 & 0336 (Cornfield & Lawn Farm) most suitable as planning already on place

### Lawn Farm:

35% gave 7 or above positive preference to this site  
 56 % against this site ( majority in this group -10 driven by overdevelopment/lack of connectivity to village for pedestrians/ landscape impact)

## House Sites Preferences Themes – Lawn Farm 3 Page 2

Comment Lawn Farm 3 – representing themes and differences in opinion
0336 Lawn Farm 3: I have concerns, though less substantiated than the others, about this site. Nominally it is more acceptable than the four above, depending on its visibility, but care should be taken about access and - particularly any precedent it sets for further development in the village. (They love "rounding off" settlements!). If proposed as the preferred location for further development, the parish council may wish to ensure the Local Green Space and any other mechanisms it can muster are used to curtail further development. Also, what opportunity is there perhaps to demand that the site be used as a local exception site only, for social and/or affordable housing only? In my experience in other villages, it is this, if anything, that can be particularly required, and it would ensure that the additional housing is only built for an actual, evidenced, need. Given the amount of (commercial) house building to date, it may be that there is sufficient to supply the turnover in the village population that Welland has. This should be modelled and used in the decision making. I do not accept that "distance to facilities" is a factor for this site. It is not any worse than for some Gifford Drive and Pippin Drive residents. An upgrade to the pedestrian footpath may be required, however.
Lawn Farm3 Makes sense.
Church Farm This may be a suitable site, depending on the impact on the setting of the heritage asset. However, the presence of the heritage asset suggests that it should, nominally, <b>be less suitable than 0336 Lawn Farm 3</b> as a site for development.
0336 – Lawn Farm 3 – Low (Minus 10) – extends Welland closer to Morton Green. The SWDP itself (6.10 and 6.11) covers the need for "maintaining the identity and integrity of the individual settlements" and "..... there are some areas of land that need to be kept largely open to retain the identity of neighbouring developments" ..... "Significant Gaps Policy".

### Lawn Farm:

35% gave 7 or above positive preference to this site

56 % against this site ( majority in this group -10 driven by over-overdevelopment/ lack of connectivity to village for pedestrians/ landscape impact)

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## House Sites Preferences Themes – Behind Chase Cottage Page 1

Comment Behind Chase Cottage representing themes and differences in opinion
Chase/Boundary C/ Laurels would ruin AoNB / Castlemorton common <b>Comments:</b> Welland already has far more new housing than it can "accommodate". All further development should be strongly resisted
Behind Chase Cottage could set a precedent of infilling all of that area of the village.
It is surprising and shocking that sites to the extreme south west of the village are even being considered for large scale development given the distance from the shop, school & A4101 bus links proximity to AoNB & SSSI and inevitable traffic and general disturbance to wildlife & commoners livestock. why? See email comments 31
Chase Cottage It would spoil the view from Gloucester Road to the Common AoNB
The suggested developments on the approach from the commons would be a last resort. To leave that beautiful common land and be faced with a mass of red brick so close to the common would e a catastrophe and what would the impact on that common. Also speed at which cars come down the road would be an accident waiting to happen
Chase Cottage/Boundary Cottage: the b4208 is a busy road already with traffic coming off the common at 60mph into the village at this proposed site, this seems like an accident waiting to happen. Cattle & sheep are often in the road in front of this site again causing traffic issues/dangers, having an extra road funnelling cars, cyclists and pedestrians onto B4208 seems highly irresponsible. The site links on to the common, lots of wildlife travels through the site. The approach to the village would change dramatically (for the worse).
If building homes is inevitable, I think it would be in the best interests to develop in <b>CF56059 (Behind Chase Cottage)</b> (& CF50036 (Lawn Farm 3) which are in the SE of the village which now has the least amount of houses. Therefore, avoiding overcrowding in the west which is already highly populated. And for safety away from the school.
<b>Chase Cottage</b> and Boundary Cottage too close to common; <i>(however)</i> first 50m on West boundary of 0659 (Chase Cottage) suitable for ribbon infill rest should not be developed.
<b>0659</b> (Chase) ,0771 (Access?) 0953 all too close to the common. Access on to main road?? Speeding traffic & already one child hit by a car.
Chase/Boundary/Laurels overdevelopment
All the above <i>(includes Chase Cottage)</i> sites involve further outward expansion of the village into the countryside

### Behind Chase Cottage:

Under 1% gave 7 or above positive preference to this site; this increases to **2.5%** if all positive scores are included

68% strongly against this site ( all but one -10 driven by Common/ AoNB sensitivity , impact on wildlife. Landscape, plus impacts such as traffic on Gloucester road )

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## House Sites Preferences Themes – Behind Chase Cottage – Page 2

### Comment Behind Chase Cottage representing themes and differences in opinion

I'm concerned that CFS0659 (Behind Chase Cottage), (X) is the only one of the 6 listed to attract just a single solitary 'con' on the back page summary. This does not provide a balanced view to the casual observer/responder. Whilst I appreciate the need to summarise, a balanced representation is absolutely critical if feedback is being sought. Some other 'cons' which could be presented in relation to CFS0659 are as follows; it being a similar 'distance to facilities' to other sites where distance is mentioned as a 'con', taking into account likely access points and footpaths etc. various points flagged by the SWDPR consultants' (Lepus Consulting) in their recent review before dismissing this site, including 'site is poorly related to village', 'development pattern would relate poorly to immediate surroundings' and 'immediately neighbours the AONB and Castlemorton Common'. I'm assuming that these are not in dispute. It being the primary wildlife link between Castlemorton Common and the heart of the village including Purser's/Mutlow's Orchard and Drake Street Meadow etc. as well as a crossing point between a number of valuable habitats including ancient hedgerows, ponds and other actively managed habitats specific to Welland and The Common. To translate that into numbers by comparing species spotted on and around site CFS0659 from over the last 5 years against the UK Biodiversity Action Plan, I have recorded 12 of the 30 or so countryside birds listed, 3 of 5 reptiles, 1 of 2 amphibians, 2 of 7 mammals, etc. etc. By any standards this is not just a locally interesting site, but a nationally important site, intimately linked to the nearby AONB/SSSI. (Extract) the Lead Adviser/Field Unit Ecologist at Natural England West Midlands Team, responding to my query regarding the SSSI status of land either side of the B4208 last year, key quotes as follows; "Hurst Bank is as good, if not better in some places, than the area on Castlemorton Common that falls within the SSSI" and "We are aware of this area now being of sufficient interest to include in any future re-notification of Castlemorton Common". Irrespective of when this might happen, it clearly underlines that all parts of Castlemorton Common are not only within AONB, but are of SSSI standard, and any land adjoining should be treated as such, in other words with the very highest sensitivity.

Definitely no development in the AoNB. How come so many possible sites are in the AoNB? We should make a decision never to support any applications for more than one dwelling within the AoNB.

**Do Not build on the AoNB** leave all of them for our children to enjoy in the future

Large developments, 20 to 40, adjacent to the common would be detrimental to visual impact of the village and would lose its identity

0659 Behind Chase Cottage Depending on the visibility of this development from the approach from Castlemorton, I have concerns that this development could significantly harm "the setting of the AONB", which should be given great weight under the NPPF, and thus avoided if other sites are available. It also may start to enable/provide precedent for a "spread" of the village, plus infill that one could imagine will encompass a "square area" to meet the new Lawn Farm developments.

0659- Behind Chase Cottage - Low (Minus 10) - adjoins Castlemorton Common and will destroy green buffer zone between Castlemorton Common and existing scattered housing on east side of B4208. Existing panoramic view of Malvern Hills with immediate open farmland from top of lane adjacent to Hurst Farm, and current unbuilt boundary of common would be destroyed in spite of developer's token idyll of a few trees on the site. This particular site would make Welland almost contiguous with Morton Green. If approved, there is likely to be further encroachment in the future (SWDP is reviewed/revised every five years).

The SWDP itself (6.10 and 6.11) covers the need for "maintaining the identity and integrity of individual settlements" and "..... there are some areas of land that need to be kept largely open to retain the identity of neighbouring developments" ..... "Significant Gaps Policy".

### Behind Chase Cottage:

Under 1 % gave 7 or above positive preference to this site; this increases to 2.5% if all positive scores are included  
68% strongly against this site ( all but one -10 driven by Common/ AoNB sensitivity, impact on wildlife, landscape, plus impacts such as traffic on Gloucester road )

Analysis April 20 v1

## House Sites Preferences Themes – Behind Boundary Cottage

### Comment Behind Boundary Cottage representing themes and differences in opinion

Chase/Boundary C/ Laurels would ruin AoNB / Castlemorton common **Comments:** Welland already has far more new housing than it can "accommodate". All further development should be strongly resisted

It is surprising and shocking that sites to the extreme south west of the village are even being considered for large scale development given the distance from the shop, school & A4101 bus links proximity to AoNB & SSSI and inevitable traffic and general disturbance to wildlife & commoners livestock. why?

Boundary Cottage Good - Hidden from road - Bad, beside the common; As Boundary but extending Welland Gardens not too intrusive.

Chase Cottage/Boundary Cottage: the b4208 is a busy road already with traffic coming off the common at 60mph into the village at this proposed site, this seems like an accident waiting to happen. Cattle & sheep are often in the road in front of this site again causing traffic issues/dangers, having an extra road funnelling cars, cyclists and pedestrians onto B4208 seems highly irresponsible. The site links on to the common, lots of wildlife travels through the site. The approach to the village would change dramatically (for the worse).

Chase Cottage and Boundary Cottage too close to common;

0659,0771 (Access?) 0953 all too close to the common. Access on to main road?? Speeding traffic & already one child hit by a car.

Chase/Boundary/Laurels overdevelopment

Definitely no development in the AoNB. How come so many possible sites are in the AoNB? We should make a decision never to support any applications for more than one dwelling within the AoNB.

The suggested developments on the approach from the commons would be a last resort. To leave that beautiful common land and be faced with a mass of red brick so close to the common would be a catastrophe and what would the impact on that common. Also speed at which cars come down the road would be an accident waiting to happen

Large developments, 20 to 40, adjacent to the common would be detrimental to visual impact of the village and would lose its identity

0953 - Behind Boundary Cottage - Low (Minus 10) - adjoins Castlemorton Common and SSSI - access would have to be by creation of new easement over Castlemorton Common. Map shows access road onto B4208. This access is now blocked by new house between Boundary Cottage and Candida.

0771 0953 0659 Laurels /Boundary /Chase Cottage - On the direct main road into the village, but still not close enough to walk. Human nature dictates that people will still drive from their houses to the village centre. All the above sites involve further outward expansion of the village into the countryside

As for overall housing numbers/targets, the cumulative impact of the housing being built must also be taken into account when assessing site - specifically the cumulative effect on the AONB and heritage sites including on their setting, on climate emergency considerations, including flooding, and biodiversity net gain as well as infrastructure impacts. I also feel that the view from the hills, the AONB, and thus directly relevant to "its setting", is a valid consideration here.

The three in the AONB should be immediately removed from consideration i.e. 0323 Behind Cornfield Close, 0953 Behind Boundary Cottage, 0771 Rear of the Laurels. The NPPF is unequivocal that sites within the AONB should only be considered in exceptional circumstances and when no alternative sites exist. a) unless you have firm data indicating a definitive local need - i.e. a housing shortage for people with local connection, then this cannot be considered an exceptional circumstance and b) patently other sites do exist.

### Behind Boundary Cottage:

18.5% gave a positive preference to this site but the majority were '5' or less  
78 % against this site ( majority in this group -10 driven by AoNB location, traffic increase & impact)

Analysis April 20 v1

## House Sites Preferences Themes – Rear Of Laurels

Comment Rear of the Laurels: representing themes and differences in opinion
Laurels would ruin AoNB
Laurels cannot see how access would work; busy roads and traffic safety concerns
Overdevelopment
No development AoNB
As for overall housing numbers/targets, the cumulative impact of the housing being built must also be taken into account when assessing site - specifically the cumulative effect on the AONB and heritage sites including on their setting, on climate emergency considerations, including flooding, and biodiversity net gain as well as infrastructure impacts.
0771 – Rear of The Laurels – Low (Minus 10) – over 2 acres of meadow land – along with 0953 a prominent area of ‘green lung’ within AONB and forming an important link with the common. What is the purpose of AONB designation if it is a housing estate of 40 properties? No suitable access. Both 0953 and 0771 should, instead, be designated as meaningful Local Green Spaces.

### Rear of Laurels:

Under 1% gave 7 or above positive preference to this site; this increases to 25% if all positive scores are included  
69 % against this site ( majority in this group -10 driven by AoNB location)

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## House Sites Preferences Themes – Church Farm

Comment Church Farm : representing themes and differences in opinion
Church Farm - too small Access, too close to Spring Meadow
Church Farm - would not spoil the amenity / view of the village.
Church Farm - congratulations to the owner who does not wish to develop yet or in the near future.
Large developments, 20 to 40, adjacent to the common would be detrimental to visual impact of the village and would lose its identity
Church Farm Best site of all, involving only limited infill development within the village boundary.
Church Farm This may be a suitable site, depending on the impact on the setting of the heritage asset. However, the presence of the heritage asset suggests that it should, nominally, be less suitable than 0336 Lawn Farm 3 as a site for development.
Church Farm – Low (Minus 5) – effectively extends existing Lawn Farm development of 100 properties. Perhaps this area should, instead, be on the list of Local Green Spaces.

### Church Farm:

28% gave 7 or above positive preference to this site; this increases to 43% if all positive scores are included  
37.5 % against this site ( majority in this group -10 - mixed views driving this e.g., proximity to heritage site, extension of Lawn Farm, )

Welland Neighbourhood Plan March 2020 Consultation  
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## Other Comments – Food for thought

*We need space/play equipment for older children. The Welland Park Area is excellent for younger ones but they're going to grow up and what does the village have for them*

*Renew the local Park*

*The school is starting to go down hill. This will only get worse with new building projects*

*The school is at bursting point (despite assurances that the intense period of development would have minimal impact, classrooms are very cramped, and I don't even think siblings from out of catchment can get in any longer), traffic and parking around the school and shop are becoming a real issue at peak times (no fault of parents, it's just down to physical space available vs. numbers, and us being a rural community where driving most days is essential), and the status of 'thriving businesses' in terms of the heart of the village really just equates to our fantastic shop, with a viable local pub that befits the village as a community focus a distant and increasingly unlikely prospect*

*Priorities: Get the Pheasant Pub sorted asap. Do not apartments or flats*

*Sort the Pheasant! It is a massive eyesore in the centre of the village.*

*Could someone clarify what 'Affordable Housing' is and for whom*

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## Other Comments – Food for thought

*I moved to Welland with my family as there is fantastic country side walks, great views and most importantly not too busy. Last thing I want is anymore people becoming part of the local community. If this happens I will move*

*But if the direction of travel is to be from sustainable development in line with national and regional requirements along a village A-road that can handle it, towards rushing headlong into creating a sealed ring of housing around a small oasis of a green space and an oversubscribed school, at a speed where infrastructure cannot possibly keep up with demand, cut off from the adjoining Area Of Natural Beauty that defines our place in the landscape, potentially steering even more housing, traffic and associated noise and pollution out onto a rural B-road that directly connects our village to a wildlife haven and SSSI, then we are travelling towards a much darker future than the one set out in the 'Vision for Welland in 2041'.*

*Could someone clarify what 'Affordable Housing' is and for whom*

*How much public money has been spent to date?*

Welland Neighbourhood Plan March 2020 Consultation  
Analysis April 20 v1

## 4.4 Letter to landowners regarding proposed designation of Local Green Spaces

### Communications with landowner

#### Letter emailed to landowners July 2020

Dear landowner

Re: Proposed Local Green Space Designation – Landowner Notification

I am writing to you to advise that following a series of assessments and consultations (site ref. ....) and (site ref. ....) 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,

David Sharp

Parish Clerk, Little Malvern & Welland Parish Council

Mick Davies

Chair, Welland Neighbourhood Plan Steering Group

## 4.5 Welland Neighbourhood Plan – A Plan for Our Village (April 2021)

### Welland Neighbourhood Plan – A Plan for Our Village

Our Neighbourhood Planning journey started back in 2013 soon after the Localism Act 2011 gave us the power to have greater influence regarding the future development of our village. The arrival of 180 new homes, along with adoption of the SWDP, meant we needed to pause & reconsider so 2 years ago we set to, hired some professional help and continued to develop the Plan in consultation with the larger village.

Last year in the spring, just before we knew about Covid 19, we asked you to have your say on the future development of our village by completing a questionnaire about housing numbers, housing sites, local green spaces and your vision for Welland as it should be in future. We listened to your views and responses and have incorporated them into the policies in the draft plan. It is clear that residents care about local amenities, about the local environment in which we live and about our role in stewardship of the village and of the planet for future generations.

#### What does a neighbourhood plan do for us?

It gives us a voice on development in the village and how it meets our needs: -

- How much growth?
- Where will it be?
- What sort of houses?
- What infrastructure?
- What needs protection?

If we don't have a plan, outsiders are in complete control. Oh, and having a plan gives us a bigger share of developers' contributions to spend in the village.

We are now close to finalising our draft plan and we expect to start a formal consultation in the next few weeks when everyone will have the opportunity to comment. For that consultation the draft plan will be published on line and every household will receive a summary and details of the key policies. During the 6 week consultation we expect to hold face to face and on line events where you can ask questions and understand the background to the proposals.

In this newsletter we have summarised where we are on housing, green spaces and the vision for the village and provide you with links to material on the website. There is a lot of detail in the plan, do please take a look.

#### What Happens Next ?

In May we will publish the draft plan on line and every household will receive a summary and an invitation to respond during a 6 week consultation. This is the next of a number of detailed stages involving residents, councils, statutory bodies and examiners. By next Spring we hope to have an approved plan.

#### Our Vision for Welland

By 2041 Welland will be a thriving rural village. Its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm.

Residents and visitors will value and enjoy the landscape and the natural and historic environment of the village. The centre of the village with its facilities and amenities will act as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors. The village will be linked to nearby towns by a range of transport alternatives.

A range of high-quality homes will be available to meet the local need.

New homes will have been designed and built to the highest standards of energy and environmental efficiency and the community will be actively engaged in local schemes to counteract the drivers of climate change and environmental pollution.

Small-scale businesses will be thriving, offering local employment opportunities and supporting the village economy. Many of its residents will conduct their businesses and do their work at their homes and many more will interact with providers of goods and services by phone or internet.

And for the enjoyment, health and convenience of the public, a diverse network of open spaces, footpaths and cycle routes will have been established within a short walk of all homes.

Welland will be a highly attractive and successful place for people to live, work and play in, retaining its village feel and combining that with modern facilities.


Please give us your comments on any of the articles in the newsletter by dropping a note into the box outside the Village Stores or by email to [mrdsharp@btintnet.com](mailto:mrdsharp@btintnet.com) with 2021 04 in the subject line.

### Local Green Space

We asked you about Local Green Spaces (LGS) and suggested 12 sites that we might consider. You told us how much you valued some of those spaces and we weighed your feedback against the criteria that allow sites to be protected against development and consulted with the District Council and landowners of the sites.

The result is a list of 7 important sites that we believe qualify for LGS designation and a further list of 7 sites, many of which already have protection and will be designated as Neighbourhood Open Spaces (NOS). The sites are shown on the plan below LGS in Green and NOS in Yellow. Our plan will protect these special sites for the benefit of future generations.

To read the full LGS and NOS reports go to [www.wellandparishcouncil.org.uk](http://www.wellandparishcouncil.org.uk).



Designated WLGS		
01 Spitalfields Recreation Ground		
02 Welland Village Green		
03 Welland Park		
04 Pursers Orchard		
05-01 St James Green		
05-02 St James Green		
06 Kingston Close Green Space		
07 Natural England Ecology Zone		
Designated WNOS		
01 St James Church Yard	03 Spring Meadows SSSI Buffer	06 Welland Cemetery
02 Mutuows Orchard SSSI	04 Lawn Farm – heritage assets site	07 Gifford Drive and Blandford
	05 Drake Street Meadow	

### Housing

The South Worcestershire Development Plan Review (SWDPR), which is being produced right now, will set out how much and where development should take place over the next 20 years. Housing needs across South Worcestershire are assessed and sites are identified to meet that need. In the context of the overall strategy for providing future housing up to 2041, the figure for Welland is 21 houses.

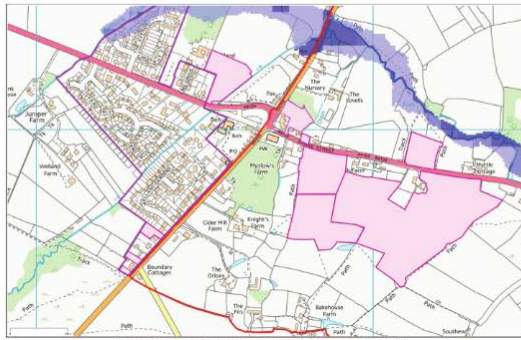
As a Village with a number of key facilities (i.e., school, village hall, post office, etc) Welland will need to provide housing to meet the identified need. The latest draft of the SWDPR proposes to allocate land off Kingston Close for 36 houses. However, our locally informed work over the past year concludes that there are better sites that will meet the need identified for Welland.

Last year we consulted you on the 6 potential sites in the village and assessed factors such as landscape, access, sustainability and design. Our Site Assessment report concluded that the sites at Church Farm House and Cornfield Close, which have a potential to provide 24 houses, would be more suitable than that at Kingston Close. Subject to ongoing discussions with the Malvern Hills District Council, these will be the proposed allocations in the draft Welland Neighbourhood Plan.

For more details of the Local Green Space and Housing Site Allocation reports visit [www.wellandparishcouncil.org.uk/](http://www.wellandparishcouncil.org.uk/)

## 4.6 Parish Newsletters 2018-2021

### The Welland Neighbourhood Plan



It seems like a lifetime since 2011 when we started to consider a Neighbourhood Plan for Welland but after a lot of work we published a draft for consultation in 2015.

It was well received by the village but by then some of the national rules had changed, the new South Worcestershire Development Plan was published and events here had been overtaken by a lot of local development that conflicted with some of the policies in our draft plan. A rethink was necessary. All the reasons for having a plan are still valid including the opportunity to influence development and shape the village, to collect extra funds coming from development and to positively engage with residents on local issues.

Now we are ready to re-start the process of finalising the plan. Most of the work has been done, we have agreement with MHDC on the content of the policies and in the summer, we will be relaunching a consultation that will include all the new residents.

We are looking to formally designate some areas as Public Open Space to protect them as part of our rich environment and we need your support to do so. What areas do you want to preserve as open spaces?

We also want to bring forward other projects for improving footpath access, enhancing social and recreational amenities and looking after the landscape. Your ideas are the foundation of our plans: what do you think?

There will no doubt be pressure for delivery of more houses in the next 20 years and one of the key points to be resolved in the plan is where those developments should be located. The map shows the existing settlement boundary in purple and the site of all the new and approved developments in pink. Where do you think new development should go?

We'll be discussing these and other matters at the Parish Meeting on May 21st. Please do come along and have your say in shaping the village for future generations.

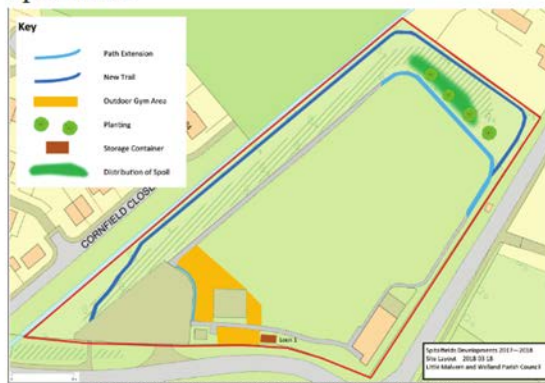
### The Pheasant

As you may be aware The Pheasant site has been split into two separate areas, the pub itself and the building plot which has outline planning permission for up to 14 homes. Both are being sold to two separate buyers subject to completion. At this point in time we are seeking confirmation of both purchases.

### To get in touch with the Parish Council.

Contact: David Sharp, Parish Clerk,  
20 Farley Road, Malvern WR14 1NF  
Tel & Fax: 01684 573213  
Email: mrdsharp@btinternet.com

### Spitalfields



July should see the football pitch back in action after a year being drained and graded and reseeded. The proof of the pitch will be in the playing, but local experts have been impressed with the drainage over winter; during recent heavy snow and rain there was no evidence of any standing water. In each of the two previous seasons the pitch had been unplayable for 3 months due to waterlogging.

The football club are planning a programme of events in the summer to mark the reopening. Plans for the rest of the area will be published in a planning application in May and will include the outdoor gym and recreation equipment, new access paths and trails and outdoor storage that will incorporate a small climbing wall. The proposals will be subject to another S106 grant application and planning approval that will involve another round of public consultation.

The proposed scheme and the grant application will be finalised at the Parish Meeting on 21 May. Please come along and give us your views.



### Ric and Vo are back

Vo Fletcher and Ric Sanders are back! Saturday 30 June 2018

Following the village dog show and fete this year, there will be a concert in St. James' church at 7.30pm by Ric and Vo. Get your tickets at the village store or Viv Nelson 01684 310522. £10 each.

More concerts to be announced... watch this space!



### The 2018 Parish Meeting – Not to be Missed!

The Annual Parish Meeting will be held at the village hall on MONDAY 21st MAY.

It will be a busy and informative evening and the Hall will be open from 6.30 pm when you can browse freely among a lot of local groups and organisations to talk about what they do and ask questions. Malvern Hills District Council, Worcestershire Wildlife Trust, the AONB Partnership and Malvern Hills Trust will all be there as will the Welland History Group, Welland Preschool, Cordery Club, Craft Club and several others.

There will be a bit of formal business starting at 7.30pm including Malvern Hills Trust talking about their new governance proposals and a lot of consultation on the Neighbourhood Plan, the Orchard, the Outdoor Gym and plans for future projects in the village and you'll get the latest news on the future of the Pheasant, Welland Gigs and anything that's come up meanwhile.

Most important, this is the annual opportunity for you to ask questions of the Parish Council and to shape our future actions.

### Purser's Orchard



We expect to conclude the purchase of the Orchard in May and at the Parish Meeting on 21st May will be formally launching the project that will strengthen the heart of the village for generations to come.

While we are fencing the boundaries and building the new access the first task will be to do a survey of the site, the trees and other species and come up with a plan concentrating on the first year's work. You'll have seen that the snow has damaged a lot of the older stock and one of the first jobs is to secure the remaining trees by thinning mistletoe and doing some crown reduction.

We have a group of eager volunteers ready to get started but there's room for many others. Come along to the Parish Meeting and sign on and let's talk about how we deal with our first 2018 community harvest.

### Broadband and Mobile Services

After three years we have finally won the go ahead for the Community Fibre upgrade to about 40 premises on Drake Street, Hook Bank and Welland Court Lane. Each of the households will pay £200 for the connection and the County Council will fund the remaining £37,000. The work to upgrade the service is expected to take place before the end of the year so Welland East can enter the 21st Century.

Meanwhile, Openreach has finally increased superfast capacity in Cabinet 2 outside the village hall so if you are a Hanley number waiting for a new contract you should be able to place an order with your chosen provider. Right now, there is spare capacity.

The mobile phone providers and Ofcom are no better at accurate communication it seems: their claims of good service are largely groundless and our offers of masts in the church are dismissed as unnecessary or not viable. The 4G mast at Newbridge Green is now in stream serving Vodafone and O2 but the 2016 promise of booster relays on Garret Bank came to nothing.

Those with good broadband could look to the home boosters available from all providers. We know that some have been provided free of charge.

### Traffic Calming

It's taken a while, but we've raised the £2,500 for the speed indicating sign for Gloucester Road and by the time you read this it should be on order.

Many thanks to everyone who contributed so generously including DB Land and the Three Counties Society and to Nick Millikin for his focussed fundraising. The sign may be operational by the time you read this.

The old VAS has been repaired and refurbished and is now back in service in various locations around the village to remind us all about the speed limits. We must get approval for new locations and will be happy to get your suggestions about good places to deploy the sign.

Meanwhile, we have been advised by the Safer Roads Partnership that they have discontinued the speed van on Gloucester Road. It seems that the site no longer meets their enforcement criteria. That means that we are now eligible to operate a Community Speedwatch (CSW) scheme, a national initiative where volunteers monitor speeds of vehicles. Vehicles exceeding the speed limit are referred to the Police with the aim of educating drivers to reduce their speeds.

We'll be talking about this at the Parish Meeting so do come along if you're keen to get involved.

### Welland Poor's Land Charity

Since the 1600s this charity has been helping parishioners with grants derived from endowed land and we're still going strong.

The Trustees invite applications from residents of the civil parish of Welland who could benefit from financial assistance. This could be to help purchase equipment for an apprenticeship or university course, fund an educational opportunity or just pay a bill during a rough patch. Grants usually range from £50 to £150 and have been given for things such as books and tools, help towards a heating bill, participation in a sporting event and uniform for a talented dance student. There is no age limit and each application is decided on its own merits against wide criteria.

To find out more, write to the Clerk to the Trustees, Mrs Mandy Renton, Montrose, 3a Lime Grove, Welland, WR13 6LY or mail wellandcharity@gmail.com.

### All Change at the Marlbank



Ken and Val have served us well at the Marlbank for the past five years but are sadly now retiring. We wish them a long and happy retirement in their new home in Cornwall.

The good news is we welcome to the village Amit and Sunny who have bought the pub and have many exciting plans for it. We wish them every success in and look forward to sharing a pint with them.

### Our new Parish Councillor



We welcome Tom Pettigrew to the Parish Council. Tom was co-opted onto the Parish Council at the January meeting.

**Parish Council meeting dates for your diary**  
21st May Annual Parish Meeting from 6.30pm  
18th June, 16th July, 20th August, 17th September  
7.30pm The Parish Hall.





## Welland Christmas Tree switch on!

**6.30pm Friday 14th December**

The lights go on at the Village Hall on Friday 14th when we'll be singing and enjoying Mince Pies, Mulled Wine and drinks for kids. Do come and join in from 6.00pm ready for the grand switch on at 6.30. Come and join us.

## Christmas Services at St. James' Church

**Sunday 16th December - Carols by candlelight  
6.30pm**

**Christmas Eve - Christingle and Crib Service  
4pm**

**Christmas Day - Family Communion  
11am**

## Nelson's Column

A message from Viv Nelson, your Parish Council Chairman

**Merry Christmas and a Happy New Year** to all our residents and a special welcome to everyone who has joined us in the village since last Christmas. This is a brief newsletter to keep you going over the holiday season; we'll be publishing another in January when we expect to have finalised the Purser's Orchard purchase and will be starting the consultation on the Neighbourhood Plan

What a year it's been!

We now have a field that the Football Club can actually play on in the winter thanks to the work carried out during the summer. Good luck to the local teams for the rest of the season!

The 30th of June saw our best village fete ever, dog show, belly dancers, helter-skelter, etc plus my favourite stall, Pete and Roy's hot dogs and burgers. We raised £1600.

I want to thank all the people, the organisers and those who support them, who have made all the events we've held this year happen, including the distributors of this newsletter who go out in all weathers to try and keep you up to date.

## Gigs in Welland

We now have an active gig group who are organising musical and other 'arts' events. Please come and join us if you have any ideas. We tend to use St James' Church as a venue as it's a great space with plenty of ambience, atmosphere and good acoustics.

We've raised money for the Parish Council and the Church and had a great time doing so.

The 2018 calendar started on 10 Feb with a great gig from Noble Jacks, a very lively modern folk/rock band. This was a Live & Local event sponsored and subsidized by the arts council.

Our next event was Ric Sanders (from Fairport Convention) and Vo Fletcher on 30 June. We had a great evening of jazz/blues. *continued overleaf*

3rd November saw the return of the ever-popular Tredegar Male Voice Choir to a full house in the Church and the fish and chip supper afterwards.

Finally on 1st December, we had another Live & Local event, the Guv'nor of folk rock Ashley Hutchings talking about the beginnings of Fairport Convention and accompanied by Becky Mills. This was made even more magical by the church being decorated with 2,000 Xmas lights and candles everywhere.

2019 starts with a great gig from the Luke Doherty band, who were a real hit at the Upton Blues Festival this year. This award-winning band will be on at St James' Saturday 12 Jan. Doors and bar open at 7.30 and tickets are £10 each, available in the village store or on the door that night.

We have yet another Live & Local event on 16 Feb in the form of The Jaywalkers who mix Americana and British folk traditions. Their reviews have been tremendous.

## Welland Football Club

The football club has been revived due to the work carried out on the football pitch during the summer.

Chairman of the Club Pete Manion said: "It's just brilliant. It's made a massive difference. It's now fit for purpose and dozens of youngsters have been playing on it at a time of the year when the field has been usually out of action".

Existing and new members are invited to the club Xmas event at the final session for 2018 on Spitalfield on Saturday 15th December, 9-10.30am with chocolate treats for all players and mince pies for the parents.

## Speed Sign

Our solar powered sign has been flashing since July and has counted over a quarter million vehicles entering and leaving the village, that's nearly 2,500 per day each way.

Regular users of Gloucester Road report a positive response from most motorists and the data shows that average speeds inbound have reduced since 2015 and 2017 with more than 70% of vehicles sticking to the limit just inside the 30mph restriction.

Other parishes across the county have been impressed with our sign and are following our lead while we are getting authorisation for another sign on Marlbank Road. Apart from support from County Highways, all of this is possible because of public donations and fundraising in the village. Thanks to everyone for helping us make a safer village.

## Litter

Our last Litter Pick was a victim of bad weather and apathy, but we are resolved to get the troops out again and will welcome youngsters and new residents as well as old hands.

In the next Newsletter we'll set the dates two or three sessions per month. Free Hot Drinks and Cake will be available at The Bakehouse for anyone participating.

If you'd like to sign up now as a regular or occasional volunteer, please contact the Parish Clerk.

## Neighbourhood Plan

Work is underway to complete the Welland Neighbourhood Plan next year and in January we'll be starting a programme of consultations about Development Sites, Local Green Spaces, Infrastructure and Facilities. Meanwhile, a local developer has approached the Parish Council about a Housing Needs Survey and we will be supporting that work so that the results can inform our Neighbourhood Plan in due course. In the new year, each household in the parish will receive a questionnaire and we would encourage everyone to give their feedback. Your views can help shape the future of our village over the next 20 years.

## Buses



Tom Wells has arranged a temporary reprieve of the 363 bus service and a simplified Welland timetable has been published. If you didn't get a copy they are available at the Village Stores.

Long term survival of this service beyond Spring 2019 depends on increased passenger numbers. This really is a use it or lose it situation.

If you have any suggestions for improving the service to attract more passengers or want to get involved in the users' forum, please contact the Parish

To get in touch with the Parish Council or to register on our secure email database for regular communications.

Contact David Sharp, Parish Clerk, 20 Farley Road, Malvern WR14 1NF

Tel & Fax: 01684 573213

Email: mrdasharp@btinternet.com

## The Welland Neighbourhood Plan

Our Neighbourhood Plan is still in progress and we now have a clearer picture of how the South Worcestershire Development Plan Review will impact on our own work. The SWDPR Issues and Options consultation will be published in November and we are aiming to have our Welland plan ready then because this is our opportunity to make sure the district plan best suits our local needs.

Across South Worcestershire, landowners and developers have submitted more than 900 potential development sites to the SWDPR for possible inclusion in the Plan. These are being rigorously assessed right now and many will be rejected as unsuitable for a whole variety of technical and policy reasons.



The potential development sites submitted in Welland are hatched green on this map. The Neighbourhood Plan Group aims to do our own local assessment on these and other sites not yet published and part of that process is asking you for your feedback. That consultation process will start at the Parish Meeting on 8th May. Do come along and have your say, not only on sites but on housing numbers and what sort of housing is needed in the village over the next 20 years. We'll be talking about Local Green Spaces and Infrastructure too.

## Parish Council Gigs in Welland

The village played host to Ashley Hutchings, the founder of Fairport Convention and father of 'folk rock' at the beginning of December and decked the church out in 2000 fairy lights (c/o Wilkos!) and candlelit tables. It was a great evening and he, together with folk singer Becky Mills took us on a nostalgia trip which is our old folk rockers loved! This was a Shindig/Live and Local event subsidised by many organisations including the Arts Council and District and County Councils.

Some may not see a church as being the natural setting for The Blues, but The Luke Doherty Band set the place on fire with a brilliant session in January. Again, we had candlelit tables and cabaret style, creating ambience in this great venue.

A month later, another Shindig/Live and Local gig gave us The Jaywalkers, a three-piece folk band who whimsically strutted their stuff to an appreciative audience.

Last Saturday, we were delighted to hail the return of Ric Sanders and Vo Fletcher to St James Church. Ric has been the fiddle player for folk-rock legends Fairport Convention since 1985. As well as being brilliant musicians, Ric and Vo are great entertainers, very funny, and a sheer delight again.

## The Pheasant

As at the time of writing there is still no news confirming the purchase of the pub from the present owner but there are encouraging signs.

Revised plans for the development of the rest of the site have been submitted for approval to MHDC and site clearance has commenced.

We hope to have good news about the restoration of the pub at the Parish Meeting.

## Welland Poor's Land Charity



**CHARITY COMMISSION.**  
In the Matter of the Charly called or known as  
The POOR'S LAND, in the Ancient Parish of  
WELLAND, in the County of WORCESTER.

Since the 1600's this charity has been helping parishioners with grants derived from endowed land and we're still going strong.

The Trustees invite applications from residents of the civil parish of Welland who could benefit from financial assistance. This could be to help purchase equipment for an apprenticeship or university course, fund an educational opportunity or just pay a bill during a rough patch. Grants usually range from £50 to £150 and have been given for things such as books and tools, help towards a heating bill, participation in a sporting event and uniform for a talented dance student. There is no age limit and each application is decided on its own merits against wide criteria.

To find out more, write to the Clerk to the Trustees, Mrs Mandy Renton, Montrose, 3a Lime Grove, Welland, WR13 6LY or mail [wellandcharity@gmail.com](mailto:wellandcharity@gmail.com) or talk to one of the trustees: - Clare Adams, Alison Ayling, Andrea Calvesbert, Mick Davies, Mary Purser, Mary Roberts, Joanna Sherwood and Rev'd Barry Urwin.

## Litter Picking



Our 2019 Litter Picking programme got off to a great start in March with a dozen people donning their yellow vests and collecting about a dozen bags of rubbish. Over free coffee and cakes at the Bakehouse we compared descriptions of trophy finds, March highlights being a lace topped, red stocking found outside the Chairman's house and a kilo of uncooked sausages from Garrett Bank.

A couple of people unable to come to the First Thursday and Third Saturday sessions have also signed up to look after stretches of roadside.

We think that the centre of the village already looks better without the crisp packets and lager cans and we're intent on spreading out across the Parish. So far we've collected 30 bags of rubbish.

There are plenty of pickers and hi-vis available so please do come along and claim your free coffee and cake. Calendars are out on noticeboards, trees and poles.

## Social Supper at St. James'

On **Saturday 15th June**, the church will be the venue for a Parish Council supported social supper.

Music will be provided by local based jazz group **Footprints**, and food will be a selection home made quiches and curries. This is an opportunity to meet your new neighbours whilst experiencing some culinary and musical delights. As always, a bar will be available.

**Tickets will be on sale soon at Welland Stores or by contacting Viv Nelson, 01684 573213, [viv@nelson-training.co.uk](mailto:viv@nelson-training.co.uk)**

## To get in touch with the Parish Council.

Contact: David Sharp, Parish Clerk,  
20 Farley Road, Malvern WR14 1NF  
Tel & Fax: 01684 573213  
Email: [mrdsharp@btinternet.com](mailto:mrdsharp@btinternet.com)



## Purser's Orchard

In April 2017 we invited you to a Parish Meeting where we presented our ideas for a Community Orchard at the heart of the village. After two years, the energy from that meeting has finally borne fruit and the Parish Council now owns land.

What we have got is three fertile acres of land alongside the Gloucester Road from the Church to the Village Stores with apple, pear and plum trees as old as 150 years and masses of wild flowers and wildlife including a good dose of brambles and scrub. Many of the older trees are in poor condition but last year there were still masses of fruit and a big mistletoe crop.

We've got a wonderful opportunity to open up this marvellous space for the whole community, as a working, productive orchard, a tranquil amenity space, a venue for community events and a wonderful biodiversity reservoir.

You are all invited to our Annual Parish Meeting on 8th May when you can have your say on the future of our orchard, get involved in events (and working parties) and order your fruit and cider. Placing orders may be a bit premature but you'll certainly be able to see what we've got, meet the eager volunteers and help to shape this asset at the heart of your village.

Meanwhile, take a look at some of the details from the draft plan on the insert and let us know what you think.



## Parish Meeting: Wednesday 8th May.

Last year we invited local groups and organisations to a marketplace before the meeting where they set out their wares for the 80 or so visitors who came along. It was a sort of live 'what's on in Little Malvern and Welland' show and was very well received. This year we've invited even more groups and we expect even more people.

The formal meeting will be mostly a review of last year and an opportunity to discuss and shape future activities for the Parishes. We'll be talking and listening a lot about about Purser's Orchard; about where we are and where we hope to go and to look at some history too. We'll have some aerial video of the site so you can see what a wonderful asset we've got.

The Orchard is just one of the projects made possible by S106 contributions from the new housing in the village. Again, we'll be recapping the status of the funding, looking at completed spends and consulting on future projects. Future Housing Development will be a focus in the Neighbourhood Plan. We'll be talking about the 14,000 extra houses planned for South Worcestershire up to 2041 and how many might be in Welland. If you're interested in the shape and size of the village do come along.

The Annual Parish Meeting is your opportunity to meet your councillors, to find out what's going on, to ask questions and to shape the future. The marketplace opens at 6.30 pm and the formal meeting starts at 7.00. Everyone is welcome.

## Pride of the Malvern Hills



At the Pride of the Malvern Hills Community Awards, Welland Stores and Bakehouse took the 'Business in the Community' prize, for its 'focus on its community, providing a social space for visitors to meet and socialise'.

The coffee bar, which is a firm favourite with locals, sells quality coffee and confectionery. It's the starting and finishing place for litter pick volunteers.

Congratulations to all for this well deserved recognition of our super Village asset.

## Parish Council Elections



### New Parish Councillor for Little Malvern Christine O'Donnell

At the close of nominations at this year's Council Elections 9 members of the Parish Council were elected unopposed. Cllr. Christine O'Donnell was elected unopposed for Little Malvern and was the only new member of the Council. Cllrs. Jill Burford, John Humphries and Tom Pettigrew retired and the Parish Council would like to thank them for the service they have put in over the last few years. Your Parish Councillors are listed in the next column.

## Your Parish Councillors

Julie Biggs (Welland)  
Welland Stores and Post Office, Gloucester Road,  
Welland WR13 6LA  
(01684 310377)  
[julesbiggs626@btinternet.com](mailto:julesbiggs626@btinternet.com)

Peter Hancock (Welland)  
6 Giffard Drive, Welland WR13 6SE  
(01684 311896)  
[welland99@gmail.com](mailto:welland99@gmail.com)

Jon Mortimer (Welland)  
3 Pheasant Cottages, Drake Street, Welland WR13 6LP  
(01684 311287)  
[jon@nelsontraining.co.uk](mailto:jon@nelsontraining.co.uk)

Viv Nelson (Welland)  
3 Pheasant Cottages, Drake Street, Welland WR13 6LP  
(01684 311287)  
[viv@nelsontraining.co.uk](mailto:viv@nelsontraining.co.uk)

Mary Purser (Welland)  
The Tallet, Gloucester Road, Welland WR13 6LA  
(01684 310289)  
[marypurser74@gmail.com](mailto:marypurser74@gmail.com)

Madeleine Sumner (Welland)  
Ash Tree Cottage, Drake St. Welland WR13 6LP  
(01684 311204)  
[maddforyou@hotmail.com](mailto:maddforyou@hotmail.com)

Joe Whitehouse (Welland)  
49 Giffard Drive, Welland WR13 6SE  
(01684 310516)  
[jwhitehouse49@aol.com](mailto:jwhitehouse49@aol.com)

Mick Davies (Little Malvern)  
Brookend Ridge, Drake Street, Welland WR13 6LN  
(01684 592216)  
[mickdaves2015@gmail.com](mailto:mickdaves2015@gmail.com)

Chris O'Donnell (Little Malvern)  
2 Assarts Lane, Malvern Wells, Worcestershire,  
WR14 4JR  
(07766 667701)  
[admin@bits.co.uk](mailto:admin@bits.co.uk)

**Parish Council meeting dates for your diary**  
8th May Annual Parish Meeting from 6.30pm  
17th June, 15th July, 19th August, 16th September  
7.30pm The Parish Hall.

## Upcoming Gigs in Welland

### Men in General



**Saturday 2 November 7.30pm at St James' Church Welland**  
A Live and local event

Tickets £10 available from the village store or by contacting Viv Nelson on 01684 510522 [viv@outlook.com](mailto:viv@outlook.com)

The church will be as ambient as ever decked out in fairy lights and night lights!

*'Musicality and life entwined'* Rod Clements, Lindaferne  
*'A cross between Coops, Boyes & Simpson and The New Rope String Band'* Karen Tweed  
*'Flood and funny and warm'* Birchwood Hall  
*'So good we split the Prosecco'* Long Sutton Market House  
*'An a cappella dream'* Gracie Himit

**Men in General** are quadruplets separated at birth, recently re-united by a social networking site and now taking 8 singing Billy Joel, Lon Rock, Red Moley, Meghan Trainor, Marvin Gaye, Joe Jackson, Coops Boyes & Simpson, Rodgers & Hammerstein, Stephen Sills, Tom Jones, The Beach Boys, The Spooky Men's Chorale & many more top lyrics.

**Men in General** mix a cappella classics with comedy, advice on relationships, fashion, home baking and the tender side of Man. Includes highly interactive flights of fancy. Fast-moving and funny.

A four-piece force of male vocal antics not to be missed. The show features indoor parachute jumping, a road movie, a painting by Edward Hopper, unusual hobbies, a pub at midnight and mistakes anyone could make.

## 2020

### Friday 7 Feb: Ma Bessie

Seems a long way away but some dates for your diary!  
Ma Bessie's Prohibition Party - another Live and Local event. We have the fantastic 'Ma Bessie' here in Welland at the church on Friday 7 Feb 7.30pm.

Close your eyes and you're back in Louisiana in 1927! An intoxicating mix of blues, jazz, and swing. This is a quality act!

[youtube.com/watch?v=XMY4Zsw0P8](https://www.youtube.com/watch?v=XMY4Zsw0P8)

[youtube.com/watch?v=PS0H4aEU0](https://www.youtube.com/watch?v=PS0H4aEU0)

### Saturday 29th Feb: Elles Bailey

7.30 St James's Church. Tickets £12.00

Another high quality act! A gorgeous mixture of Country and Blues. Elles transports us to downtown Nashville with her amazing voice.

Just check out these videos:

[youtube.com/watch?v=MBHH1Q2sSc](https://www.youtube.com/watch?v=MBHH1Q2sSc)

[youtube.com/watch?v=JHtOxsp6tAU](https://www.youtube.com/watch?v=JHtOxsp6tAU)

[youtube.com/watch?v=ZiWw3d1bEAE](https://www.youtube.com/watch?v=ZiWw3d1bEAE)

### Saturday 14th March: Sunjay

St James's Church  
Seems like a lifetime away right now but though we'd mention it!  
A singer songwriter of quality  
[youtube.com/watch?v=jcy78Baw0c](https://www.youtube.com/watch?v=jcy78Baw0c)

## The Pheasant

You can't have missed the fact that the housing development has started to be built on the Pheasant car park site but what's happening to the pub? An application has gone into MHDC to convert the pub building into 4 apartments and at the site erect a purpose built wood and pub with an upstairs balcony overlooking the hills. There will be at least two bars and a kitchen for food. The application is currently waiting determination. The Parish Council supported the design and we await the news.

## Welland Poor's Land Charity

Since the 1600's this local charity has been helping parishioners with grants derived from endowed land and we're still going strong. The Trustees look to help residents of the civil parish of Welland who could benefit from financial assistance. This could be just to pay a bill during a rough patch, to help buy equipment for an apprenticeship or university course or to fund an educational opportunity. Grants usually range from £50 to £150 and have been given for things such as books and tools, heating bills, travel costs and uniforms. There is no age limit and each application is decided on its merits against broad criteria. If you have a need or you know someone who needs help, write to the Clerk to the Trustees, Mrs Mandy Renton, Montrose, 3a Lime Grove, Welland, WRI1 6LY email [wellandcharity@gmail.com](mailto:wellandcharity@gmail.com) or talk to one of the trustees - Clare Adams, Alison Ayling, Andrea Calvesbert, Mick Davies, Mary Pursert, Mary Roberts, Joanna Sherwood and Revd Barry Bennett

## Working for Welland

The Parish Council has been awarded a major financial grant and will be looking to employ a part time Projects Facilitator for a year to support community development in Welland.

In August we applied to the Worcestershire County Council Community Solutions Fund and have just been advised that our bid was successful. Our plan is to employ a skilled and experienced facilitator to drive things forward, ensure co-ordination and co-operation as well as build relationships and play a significant role in community cohesion particularly involving newcomers to the village and people of all ages.

- What we need is somebody with the ability and expertise to:
- Engage with the community, to identify and prioritise the projects
  - Bring their experience of successful Community Development elsewhere to Welland and bring a wide-ranging list of project opportunities.
  - Work in our community and with community groups to get things done
  - Build a solid base of community involvement so that the good work will continue beyond this one-year project.
- We are working on the spec. for the job right now and will be advertising for applicants soon but this is an unusual job and we are very flexible about both qualifications and terms. If you, or someone you know, think you have the skills and the time to do what we want, do get in touch: we would love to employ someone from the village to work for the village.



## Pursers Orchard Progress



Welland's newest asset, the orchard in the heart of the village, is in fact a very old one, lots of 'mature' trees on three acres of green space that has been allowed to grow a little wild in recent years. Great for the nesting owls and woodpeckers and a host of other wildlife but not very productive.

Across the site there are 30 very large and elderly bramble trees approaching or at the end of their lives. Old age and the invasion of mistletoe are gradually bringing these giants down and most are unsafe. Beyond the brambles are two magnificent perry pear trees which have fruited well this year and we are slowly uncovering many smaller apple, plum and "bush pear" trees. The smaller trees and a lot of the ground had been over-run by a rampant array of cultivated blackberries which are producing delicious fruit but also seem to be intent on world domination.

Teams of volunteers are working to carefully clear some areas. We are taking guidance on the management of the trees and are slowly working towards making the whole orchard a safe and rich community space. Next year we'll make more of the fruit but some people have already taken advantage of the harvest and have reported on the delights of foraging apple and blackberry pie. If you venture in to see what's going on, please keep to the paths, tread carefully and respect the wildlife.

### PURSERS ORCHARD

EMERGENCY SERVICES  
PROSECCO: WRI1 6LA  
ROCKETTY DISTILLERY FOR: 41 WELLAND MARKET HOUSE  
CONTACT TELEPHONE NUMBER: 01684 526226

This is a public open space that contains many natural hazards. Uneven ground, thorns, stinging or poisonous plants and animals, trip hazards and weak and falling trees all have a place in our biodiverse and natural orchard. Visitors are advised to take care for themselves and to accompany and supervise children to ensure their safety.

FURTHER ORCHARD DETAILS

## The POG Log

The Pursers Orchard Group volunteers keep a log of work done, recording who was there, what got done and any observations to inform the development of our orchard.



Work started in earnest on Sunday 28th July 2019 on the mammoth task of clearing scrub, mainly brambles, from around the orchard fruit trees to allow access for identification, tagging and pruning. We cleared a circular path and marked with poles and paint where clearance was required and where unwanted alien trees (willows and poplars) needed removal.

The orchard is full of hazards for visitors and volunteers so we've paid strict attention to ensuring everyone's safety. Rotting and falling trees, thick and thorny brambles, low branches and uneven ground had to be tackled with saws, scythes, secateurs and other threatening work tools. Rules are in place and all volunteers have received basic training.

Undaunted by the scale of the task, some 25 volunteers have come along on 19 occasions so far, on Thursdays from 2 - 7pm and Sundays from 10 - 12am. This commitment by the hardy few has seen the orchard slowly being released from the grip of the brambles and spaces opened up, making it a safer and more accessible area for everyone. Team leaders and their worthy assistants have done a great job, transforming the area and making of lot of friends and we hope to encourage many more to join us in our efforts to make the orchard work for everyone.

## Traffic Calming



We hope you'll have noticed the new Parish Council funded, speed sign on the Marlbank Road. The funding for the sign comes directly from the Gigs held in the church so thanks to everyone who came along and enjoyed themselves, there will be more gigs soon.

The sign is identical with the one Gloucester Road that has funded its friendly advice to over half a million vehicles in the year since it was installed. Now we expect that pedestrians on Marlbank road will benefit from the measurable speed reduction that the sign delivers. It can be directed either way so we'll ring the changes in due course. Do let us know what you think.

## Litter Picking

Since we started the Coffee and Cake Litter Picks in March about 28 happy pickers have enjoyed some of the 13 rain free sessions (only one cancellation) and collected about 70 bags of rubbish - a huge pile! We all think the village looks a lot tidier and as a bonus we all enjoyed the **Bakhouse Cafe** cakes while comparing the extraordinary finds along the way.



Thanks to the Cafe team for being wonderful supportive hosts!

Over the winter we're dropping back to one session per month, on the third Saturday at 11.00 for about an hour, that's **Saturday 19th October, Saturday 16th November and Saturday 21st December** and we'll welcome anyone who wants to join in.

## Welland Neighbourhood Plan

Our renewed planning effort is underway with a target to complete the process by the middle of next year. The Welland Plan will look forward 20 years covering the development of the village to 2041, with housing, our environment and local infrastructure as the main themes. Later in the year we'll be consulting with you on proposals for the designation of Local Green Spaces and changes to our development boundary to include the addition of over 180 houses since 2011. Meanwhile, if you want to be involved or to provide any ideas/comments please email [nulasharp@btinternet.com](mailto:nulasharp@btinternet.com)



Our work is running in parallel with the current review of the South Worcestershire Development Plan for which the Preferred Options will be published for public consultation in November. The review will most likely propose housing development in Welland, albeit on a smaller scale than of late, and we expect our Neighbourhood Plan work to influence those proposals as they are refined into a new local plan through next year. You can read about the SWDP and the Preferred Options consultation by visiting: <https://www.worcestershire.gov.uk>

## Grassland Restoration in the Malvern Hills AONB



Contractors are currently working to improve the conservation value of three small areas of grassland in the east of the Malvern Hills AONB, including the road verge below Little Malvern Priory. Existing vegetation and nutrient-rich top soil is being removed from site and the remaining sub-soil will be sown with a native wildflower and grass mix. On all three sites management work will take place next year to remove the number of undesirable, competitive species which will try to take a hold and in future years the aim is to help the meadow species to fully establish and thrive.

This work is being funded by the Malvern Hills AONB Partnership and European Union Regional Development Fund with a contribution also being made from County Councillor Lucy Hodgson's Divisional Fund.

In many respects this is experimental work. Establishing new wildflower areas is not easy and every site is likely to be different in how it reacts to these efforts but the hope is that these areas of land, small as they are, will make a difference. Alongside larger areas like the Castlemorton Common and St Waldstan and Holybush Farm Nature Reserves they should help to create a network of sites in this part of the AONB to help support the recovery of nature.

For more information on the project please contact the Malvern Hills AONB Partnership at: [aonb@worcestershire.gov.uk](mailto:aonb@worcestershire.gov.uk)

Many readers will be aware that biodiversity - the variety of life on earth - is in decline. Either this year a United Nations report described the rate of this decline as being unprecedented in human history. In England there have been huge losses of wildlife-rich areas in the last 100 years, including the disappearance of some 7 million acres (97%) of hay meadow - a habitat which is rich in its colour and variety and which supports many pollinating insects that are vital to the agricultural economy.

## Welland History Group

Soon after I moved here 21 years ago I came across Pamela Hurst's 1973 book about the history of Welland, *Beneath the Malvern Hills*. This is invaluable to anyone interested in the village's past but Mary Pursert, Pam Turbutt and I thought that there was still plenty to be discovered so in February 2018 we set up our group to research and document the history of Welland, Upper Welland and Little Malvern.

We have contacts with other local groups and historians, not only to hear about their work but because the histories of our villages are so inter-connected. We've had talks from the Gunfold History Group, the Birtmorton, Castlemorton and Holybush Archive and the Barnards Green History Group and have heard from Malcolm Fare on the history of the Hanleys, Simon Wilkinson on Upton-on-Severn and David Smallwood on family history. Last year a group of us went on a fascinating 'Behind the scenes' tour of The Hive to get a better idea of what resources are available there.



Our members are researching the history of Welland's houses, farms, churches, pubs and fields, we've looked at the 1939 national register, at census returns since 1841 and at local newspaper records. We are particularly fortunate to have many long-established families in the village or nearby and we are grateful to them for all the information they have supplied.

If you have reminiscences from your parents or grandparents about life in the village we would like to hear from you. If you would like to be added to our mailing list, come to our meetings or you have photos, postcards or information you think may be of interest please contact me on [wellan.historygroup@gmail.com](mailto:wellan.historygroup@gmail.com). Next year we'll have a display at Welland Fête and we hope to set up a website to make our history more accessible.

We meet on the last Friday of the month at Welland Village Hall from 2.30 to 4.30 pm. Meetings are friendly and informal, there is no membership fee but we do charge £2 per person for meetings to cover our costs. You don't have to be from a Welland family to join us, anyone curious about the village's history is welcome.

Wendy Gillespie

**To get in touch with the Parish Council.**  
Contact: David Sharp, Parish Clerk,  
20 Farley Road, Malvern WR14 1NF  
Tel & Fax: 01684 573213  
Email: [malsharph@btinternet.com](mailto:malsharph@btinternet.com)

**Parish Council meeting dates for your diary**  
18th November, 16th December, 20th January 2020, 17th February, 7.30pm The Parish Hall.  
All are welcome

## 4.7 WNP Consultations: Plan of Record: 2018 – 2021

Date	Activity	Target Audience/ Stakeholders	Purpose
<b>6 February 2018</b>	Restart Neighbourhood Planning Group	Phase 1 WNP Group members, community volunteers, Parish Councillors	Restart the neighbourhood planning process and the WNP working group
<b>5<sup>th</sup> April 2018</b>	Restart Neighbourhood Plan	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	Context and guidance on structure of the plan about: <ul style="list-style-type: none"> <li>• proposed policies</li> <li>• settlement boundaries</li> </ul>
<b>21 May 2018</b>	Annual Meeting Parish Consultation	Community engagement	Engaging the community in the RESTART.  RESTART: At the end of 2016, the Parish Council recognising that the significant new housing development bringing over 100 new households to the village over the coming months placed the WNP on hold. During this period, the village has grown from 495 to nearly 700 households.
<b>4<sup>th</sup> June 2018</b>	WNP Status Report	Community & Stakeholders	Document Status of the 'RESTART' Status of the plan by Section  <i>Redrafting &amp; SWDP Boundary Review</i>
<b>2 October 2018</b>	WNP & SWDP Review	Steering Group Briefing	Briefing on SWDP Review to understand the relationship between Neighbourhood Plans and the Strategic Housing and Economic Land Availability Assessment (SHELAA) activity.  The new Development Plan period – <b>through to 2041.</b>
<b>12 October 2018</b>	WNP & SWDP Review	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	MHDC neighbourhood planning guidance discussion, and insight into the status of the SHELAA activity.
<b>21 Jan 2019</b>	Housing Needs	Community: The Parish of Welland	At meeting on 19 Nov 2018, the Parish Council resolved to support the proposal by DB Land and Planning Limited to jointly commission a Housing Needs Survey in the parish. Information from the survey used by the PC to identify and categorise housing needs as part of its evidence in preparation of the Neighbourhood Plan (restart).
<b>May 2019</b>	Annual Meeting Parish Consultation	Community engagement	Status Report and review of approach to future development the village – format presentation, discussion, feedback, and Q&A  Note: Ahead of the meeting each household received a newsletter with a map detailing the potential development sites submitted to the SWDP Issue and Options Consultation. It

			also advised that the WNP Group would carry out a local assessment of these and other sites not yet published and asking for their feedback.
<b>12 September 2019</b>	WNP & SWDP Review	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	MHDC, WNP Steering Team members and WNP Consultant:  Topics: SWDP Review – Timetable and Status  WNP: Development Boundary Review; Site Assessments; Evidence Base; Policy Review; Timetable
<b>December 2019</b>	Landscape Assessment	Carly Tinkler	Consultation re the scope and objectives of an update to the Landscape assessment carried out in 2015 in view of the new developments (St James Green, Spring Meadows, Cornfield Close).  Update to inform, Welland Neighbourhood Plan policy development and site assessments.

Date	Activity	Target Audience/ Stakeholders	Purpose
<b>31 December 2019</b>	Landscape Assessment Report	WNP Stakeholders Evidence Base	Welland Neighbourhood Plan: Landscape Sensitivity & Capacity Assessment Review of Sites as per scope of work issued in November 2019
<b>February 2020 – May 2021</b>	Site Appraisals	WNP Stakeholders	Parish Council Neighbourhood Planning Group's local site appraisal is criteria based and uses Locality- site assessment Guidance HMJS08.06.18: These are similar criteria to the SWDPR review but with local emphasis and assessment is informed by on the ground local knowledge.
<b>March-April 2020</b>	Community Consultation	Community	Your Village – Have Your Say  March PC Newsletter: Seeking views and feedback from the community on proposals: Vision for Welland; Local Green Space; potential sites for future housing development.  (Options to return questionnaire or to email Parish Clerk – or by contacting a member of the working group)
			<b>Covid-19 Lockdown 1 Restrictions March – 4<sup>th</sup> July 2020</b>
<b>July 2020</b>	Proposed Local Green Space	Landowners	Following the March Consultation, the Parish Council sent the Draft Proposed Local Green Space Designation Report with a covering letter to each landowner to advise that that their local green space site had been nominated as land to be protected within the Draft Neighbourhood Plan and to invite feedback and comments. Highlighting that

			there would be a further opportunity to comment on the recommended nomination of their site as Local Green Spaces during the formal 6 weeks Regulation 14 Consultation process
<b>15 October 2020</b>	WNP & SWDPR	WNP Stakeholder: MHDC Neighbourhood Planning representative	Advisory meeting – focus areas proposed Housing Allocation and proposed Local Green Space Designations.
			<b>Covid-19 Lockdown 2 Restrictions 5 November – 2 December 2020</b>
<b>20 November 2020</b>	WNP Pre-Regulation 14 Informal Consultation	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	Comments from MHDC Planning Policy representatives on the emerging Draft Welland Neighbourhood Plan
<b>26 November 2020</b>	WNP Pre-Regulation 14 Informal Consultation	WNP Stakeholder: MHDC Planning Officers	MHDC Neighbourhood Planning representative visit to Welland to discuss the observations and input related to the proposed Local Green Space designations.
<b>December 2020</b>	Housing Needs Assessment	WNP Evidence Base	Housing Needs Assessment Technical Support Package – commissioned from Locality, Purpose to provide additional data and insight to the housing needs, mix and tenure,
			<b>Covid-19 Lockdown 3 Restrictions January – 21<sup>st</sup> June 2021</b>
<b>Feb 2021 - ongoing</b>	Design Codes & Indicative layouts	WNP Policy Evidence Base	AECOM
<b>Feb 2021 - ongoing</b>	WNP Pre-Regulation 14 Informal Consultation	WNP Stakeholder: MHDC Planning Office Neighbourhood Planning representative	Site Allocations
<b>Date</b>	<b>Activity</b>	<b>Target Audience/ Stakeholders</b>	<b>Purpose</b>
<b>April 2021</b>	<b>Parish Council Newsletter Article: Pre-Regulation 14 consultation</b>	<b>Community</b>	<b>Welland Neighbourhood Plan - A Plan for Our Village</b>  Delivered to every household: Provides an update on the status of the plan and updates following on from the consultations and what to expect next – Regulation 14 Formal Consultation
<b>April 2021</b>	WNP Pre-Regulation 14 Informal Consultation	AoNB Representative	AoNB pre-regulation 14 informal consultation for consideration in WNP Site Appraisal reviews.
<b>May 2021</b>	WNP Preferred SWDP Options Response	MHDC – SWDPR Issues and Options  WNP Evidence Base	SWDPR Issue and Options Consultation - response

## 5.1 Regulation 14 List of Consultation Bodies

### Consultation Bodies listed in Schedule 1

### to the Neighbourhood Planning (General) Regulations 2012

### TO BE APPLIED IN THE WELLAND REG14 CONSULTATION STARTING 24th SEPTEMBER 2021

1. For the purposes of regulations 14 and 16, a “consultation body” means—	
(a) where the local planning authority is a London borough council, the Mayor of London;	Not applicable
(b) a <b>local planning authority, county council or parish council any part of whose area is in or adjoins the area</b> of the local planning authority	<p>Malvern Hills District Council – Holly Jones</p> <p>Malvern Hills District Council - David Clarke</p> <p>Wychavon District Council – Faraz Latif</p> <p>Wychavon District Council – Andrew Ford</p> <p>Worcester City Council – Philippa Smith</p> <p>Worcestershire County Council – Emily Barker</p> <p>Worcestershire County Council – Natasha Friend</p> <p>Worcestershire County Council - Marta Dziudzi</p> <p>Parish Councils neighbouring your parish:</p> <p>Castlemorton</p> <p>Birtsmorton</p> <p>Hanley Castle</p> <p>Longdon</p> <p>Malvern Wells</p> <p>Upton</p> <p>Worcestershire County Association of Local Councils</p>
(c) the <b>Coal Authority</b> (1)	The Coal Authority
(d) the <b>Homes and Communities Agency</b> (2)	Homes England
(e) <b>Natural England</b> (3)	Sustainable Development Consultation Team
(f) the <b>Environment Agency</b> (4)	Consultation Team
(g) the Historic Buildings and Monuments Commission for England (known as <b>English Heritage</b> ) (5)	Peter Boland
(h) <b>Network Rail</b> Infrastructure Limited (company number 2904587)	<p>Network Rail Infrastructure Ltd</p> <p>Network Rail (Western Region)</p> <p>Network Rail</p> <p>3rd Floor</p>



	<p>Temple Point Redcliffe Way Bristol, BS1 6NL</p>
<p>(i) a strategic highways company (7) any part of whose area is in or adjoins the neighbourhood area;  (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport (6); ]</p>	<p>Asset Manager - Highways Agency Floor 9, The Cube 199 Wharfside St Birmingham, B1 1RN</p>
<p>(j) the Marine Management Organisation (8)</p>	<p>Marine Management Organisation</p>
<p>(k i) any person to whom the <b>electronic communications code applies</b> by virtue of a direction given under section 106(3)(a) of the Communications Act 2003</p>	<p>British Telecom AIRBAND</p>
<p>(k ii) any person who <b>owns or controls electronic communications apparatus</b> situated in any part of the area of the local planning authority</p>	<p>CTIL on behalf of Vodafone &amp; Telefonica Virgin Superfast Worcestershire Vodaphone Vodafone House The Connection Newbury Berkshire, RG14 2FN TalkTalk Telecom Group PLC 11 Evesham Street London, W11 4AR Three Three Customer Services Hutchison 3G UK Ltd PO Box 333 Glasgow, G2 9AG</p>
<p>(l i) where it exercises functions in any part of the neighbourhood area — a <b>Primary Care Trust</b> established under section 18 of the National Health Service Act 2006(7) or continued in existence by virtue of that section  where it exercises functions in any part of the neighbourhood area - (i) a <b>clinical</b></p>	<p>NHS England, Wildwood, Wildwood Drive, Worcester, WR5 2LG  NHS South Worcestershire Clinical Commissioning Group, The Coach House, John Comyn Drive, Perdiswell, Worcester, WR3 7NS</p>

<p><b>commissioning group</b> established under section 14D of the National Health Service Act 2006;</p> <p>(ia) the <b>National Health Service Commissioning Board</b>; (9)</p>	<p>NHS, Planning and Partnership</p> <p>Worcestershire Acute Hospitals NHS Trust</p> <p>Worcestershire Health &amp; Care NHS Trust</p> <p>Upton GP Surgery</p>
<p>(l ii) where it exercises functions in any part of the neighbourhood area — a person to whom a <b>licence has been granted under</b> section 6(1)(b) and (c) of the <b>Electricity Act</b> 1989 (10);</p>	<p>National Grid</p> <p>Western Power Distribution</p> <p>E.ON UK</p> <p>Npower</p> <p>Wales and West Utilities</p>
<p>(l iii) where it exercises functions in any part of the neighbourhood area — a person to whom a <b>licence has been granted under</b> section 7(2) of the <b>Gas Act</b> 1986 (11)</p>	<p>National Grid UK Gas Distribution</p> <p>British Gas</p> <p>Mountleigh Close</p> <p>Bradford</p> <p>Euoway Industrial Estate</p> <p>West Yorkshire BD4 6SP</p>
<p>(l iv) where it exercises functions in any part of the neighbourhood area — a <b>sewerage undertaker</b></p>	<p>Severn Trent Water</p>
<p>(l v) where it exercises functions in any part of the neighbourhood area — a <b>water undertaker</b></p>	<p>Severn Trent Water</p>
<p>(m) <b>voluntary bodies</b> some or all of <b>whose activities benefit all or any part of the neighbourhood area</b></p>	<p>Age UK</p> <p>Citizens Advice</p> <p>Welland Pools Land Charity</p> <p>Welland Teddybears</p> <p>U3A</p> <p>Worcestershire Council for Voluntary Youth Services</p> <p>Worcs Federation of WIs</p>
<p>(n) bodies which represent the <b>interests of different racial, ethnic or national groups</b> in the neighbourhood area</p>	<p>South Worcestershire Hate Crime Partnership</p>
<p>(o) bodies which represent the interests of different <b>religious groups</b> in the neighbourhood area</p>	<p>St. James Church Welland PCC</p> <p>Churches Together in Worcestershire</p>
<p>(p) <b>bodies which represent the interests of</b> persons carrying on <b>business</b> in the neighbourhood area</p>	<p>Worcestershire LEP</p> <p>Federation of Small Businesses (Herefordshire and Worcestershire)</p> <p>Herefordshire &amp; Worcestershire Chamber of Commerce</p>

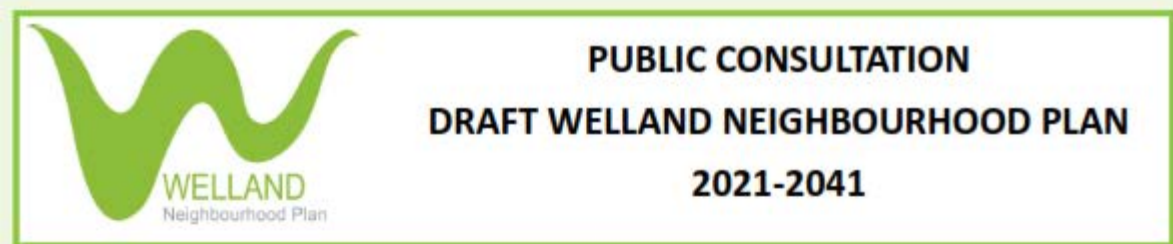
<p><b>(q) bodies which represent the interests of disabled persons</b> in the neighbourhood area</p>	<p>Equality Advisory Service</p>
<p>Additionally, Planning Practice Guidance says:  <b>“Other public bodies, <u>landowners</u> and the <u>development industry</u></b> should be involved in preparing a draft neighbourhood plan or Order”.</p>	<p>Home Builders Federation  Malvern Hills AONB - Paul Esrich  Highways Agency  Worcester Diocese  The Crown Estate  Malvern Hills Trust (Neighbouring landowner)  Little Malvern Estates / The Berrington Trust  Worcestershire Wildlife Trust - Landowner  DB LAND  Roger &amp; Joanne Cousins  Trevor Lloyd (Landowner)  Ross on Wye Steam Rally Society  Charlie Cooke (Coppice Hill)    PLATFORM HOUSING (Social Landlord)</p>
<p>Other potential interested or relevant bodies</p>	<p>Council for the Protection of Rural England (CPRE)  CPRE Campaign for the Protection of Rural England, Worcestershire Branch  Forestry Commission  Herefordshire &amp; Worcestershire Earth Heritage Trust  PSSC Canal &amp; River Trust  Age UK Herefordshire &amp; Worcestershire  Ancient Monuments Society  Sport England  Worcestershire Wildlife Trust</p>
<p><b>BUSINESSES</b> not associated with addresses</p>	<p>Little Malvern Farms  First Bus  Jim George</p>
<p><b>SCHOOLS</b></p>	<p>The Hanley and Upton Education Trust for Welland and Hanley  Welland Preschool</p>
<p><b>ANY OTHER INTERESTED PARTIES</b></p>	<p>The Post Office and Shop  The Pavilion at Spitalfields  The Marlbank Inn  The Inn at Welland  Former railway (proposed as an active travel corridor)</p>

	Bovis Homes (Western) Ltd Guild Homes Court Property Development
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## Notes

- 1 See section 1 of the Coal Industry Act 1994 (c.21).
- 2 See section 2 of the Housing and Regeneration Act 2008 (c.17).
- 3 See section 1 of the Natural Environment and Rural Communities Act 2006 (c.16).
- 4 See section 1(1) of the Environment Act 1995 (c.25).
- 5 See section 32 of the National Heritage Act 1983 (c.47).
- 6 Sch.1 para.1(i) and (ia) substituted for Sch.1 para.1(i) by Infrastructure Act 2015 (Strategic Highways Companies) (Consequential, Transitional and Savings Provisions) Regulations 2015/377 Sch.1 para.53(2) (April 1, 2015)
- 7 See section 1 of the Infrastructure Act 2015 (c.7).
- 8 See section 1 of the Marine and Coastal Access Act 2009 (c.23).
- 9 Sch.1 para.1(l)(i) and (ia) substituted for Sch.1 para.1(l)(i) by National Treatment Agency (Abolition) and the Health and Social Care Act 2012 (Consequential, Transitional and Saving Provisions) Order 2013/235 Sch.2(1) para.168 (April 1, 2013)
- 10 Section 6 was substituted by section 30 of the Utilities Act 2000 (c.27).
- 11 Section 7 was amended sections 3(2), 76(1) and (3) of, and paragraphs 1 and 4 of Schedule 6 to, the Utilities Act 2000.

## 5.2 Regulation 14 draft WNDP Summary Leaflet



### How will Welland develop over the coming years?

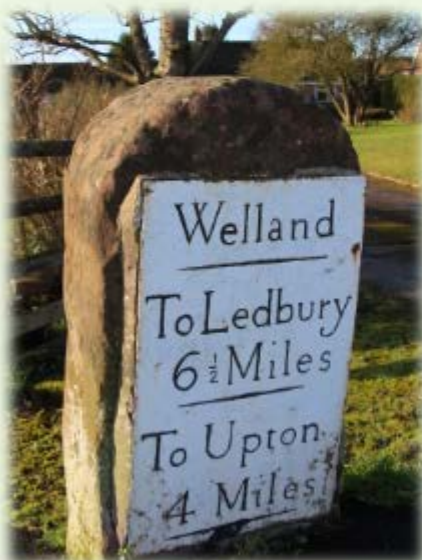
We think that everyone who lives in the village should have a say in how Welland develops in the future so the Parish Council, with a working group of volunteers and some professional help, are developing a Neighbourhood Plan to give that voice to the community. Neighbourhood Plans sit alongside a local authority's Local Plan and are legal documents that have to be taken into account when decisions are made on planning applications in the parish.

Our Neighbourhood Plan will give us a voice on development in the village and will set the direction for:

- How and where will the village develop?
- What sort of houses and other development will there be?
- What infrastructure should be provided?
- What features of our village need protection from development?

### **If we don't have a plan, outsiders are in complete control.**

And, simply having a plan gives us a bigger share of developers' contributions to spend in the village on things that are important to us.



A lot of work has been done over several years developing the plan and we have now reached the stage of a formal public consultation\*.

This consultation is **YOUR LAST OPPORTUNITY TO HAVE YOUR SAY** on what goes into the plan that will be submitted for approval. We need to hear that we have dealt with the important issues and are setting the right direction for future development.

This leaflet outlines the draft Plan and lays out the main policy topics and objectives set against a vision for the next twenty years for the village.

Most importantly, it explains how you can access the Plan and influence its contents.

The Consultation runs from Friday 24 September to Sunday 7 November 2021 at 23:59.

**Read on to find out how to have your say.**

### A Vision for Welland

The Plan includes a vision for how we want our community to develop over the next 20 years. This vision has guided us in developing the policies in the Plan.



By 2041 Welland will be a thriving rural village. Its relationship to the open countryside and the Malvern Hills is integral to its unique and special charm.

Residents and visitors will value and enjoy the landscape and the natural and historic environment of the village.

The centre of the village with its facilities and amenities will act as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing among residents and visitors. The village will be linked to nearby towns by a range of transport alternatives.



A range of high-quality homes will be available to meet the local need.

New homes will have been designed and built to the highest standards of energy and environmental efficiency and the community will be actively engaged in local schemes to counteract the drivers of climate change and environmental pollution.

Small-scale businesses will be thriving, offering local employment opportunities and supporting the village economy. Many of its residents will conduct their businesses and do their work at their homes and many more will interact with providers of goods and services by phone or internet.

And for the enjoyment, health and convenience of the public, a diverse network of open spaces, foot-paths and cycle routes will have been established within a short walk of all homes.

Welland will be a highly attractive and successful place for people to live, work and play in, retaining its village feel and combining that with modern facilities.



“HAVE  
YOUR  
SAY”

## Key Themes and Objectives

From the consultation feedback over several years, four key themes emerged that concerned local residents; the Environment, Community Cohesion, Housing and the Economy. Within those Themes a number of Objectives were established to deal with the concerns and opportunities that you identified.

**Environment** - Ensure that Welland and its residents exist in harmony with the landscape and with the natural and historic environment.



Reduce carbon dioxide emissions, promote energy security and reduce vulnerability to rising fuel costs for Welland residents.

Protect and enhance the village's open green spaces.

Protect, enhance and conserve the AONB and its setting, and wider landscape and views.

Protect and enhance the historic environment of Welland.

Conserve and enhance biodiversity.

**Community Cohesion** - Ensure that the centre of the village with its facilities and amenities acts as a hub of community life, attracting users of all ages, supporting their everyday needs and fostering a sense of kinship and wellbeing for residents and visitors



Position development within easy walking distance of village facilities.

Link all developments to the village centre with footpaths / cycleways, where appropriate.

Integrate market and affordable housing to encourage a "balanced community".

Provide homes for younger people and young families to encourage demographic balance.

Preserve important village assets and amenities.

Enhance the community facilities and recreational facilities at the heart of the village and to encourage fitness and wellbeing.

**Housing** - Provide existing and future residents with the opportunity to live in a high quality home that meets their needs.



Provide new housing to meet local needs; including a greater range of affordable housing for Welland residents.

Provide a mix of housing types including smaller homes for older residents wishing to downsize and for young singles, couples or families needing their first home.

Ensure that new development is of high-quality design and reinforces local distinctiveness.

Give preferential access to some new homes for people with a local connection.

Ensure that the design and location of new development is resilient to the effects of climate change and flooding.

Ensure that the scale of development is appropriate to the sustainable growth of the village whilst seeking to maintain its rural character.

**Economy** - Ensure that small-scale businesses are thriving, offering local employment opportunities and supporting the village economy



Encourage and support home working.

Provide local housing for local employees.

Support the provision of good telecommunications and connectivity as a means of delivering sustainable economic growth.

Position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.

## Policies in the Plan

These are the Policy Groups contained in the Plan. You can go to each group in the plan by clicking on the [title](#).

### **Sustainable Development and Design** 🌿 🏡

Prescribing the sustainability of developments for future users at a local and global scale.

### **Welland Development Boundary** 🌿 🏡

Defining the extent of development in the village and protecting the open countryside.

### **Green Infrastructure** 🌿 🏡

Protecting and enhancing local green spaces, the local landscape and recreational and environmental assets

### **Biodiversity** 🌿

Respecting, preserving and fostering the habitats that support a rich and varied biodiversity.

### **Landscape Character** 🌿

Protecting and enhancing our cherished local landscape.

### **Community Infrastructure** 🏡 £

Securing, developing and improving facilities and services for the community of local people where there is an identified need.

### **Local Historic Environment** 🌿

Identification, protection and, where possible, enhancement of locally important historic buildings.

### **Development and Infrastructure** 🏡 £

Ensuring that new development brings forward high standards of service infrastructure within and around the area including transport and utilities.

### **Design** 🌿 🏡

Applying design codes to ensure that new developments make a positive contribution to the character of the area and to environmental sustainability.

### **Housing Land** 🏡

Ensuring that suitable sites are available for housing development to meet the local need. The Plan proposes two site allocations for housing development with a capacity of 24 dwellings.

### **Local Economy** 🏡 £

To support local employment opportunities including homeworking and suitable accommodation for small businesses.

### **Non-Policy Actions** 🌿 🏡 £

The Parish Council and the local community have identified a range of projects and initiatives that they believe will help to make the parish a better place to live, work and visit. These projects and initiatives are not land use policies but, in some cases, may be supported by policies within the Plan. The detail is set out in a report on '[Community Development Projects](#)' that was adopted by the Parish Council on 16 August 2021.





### **Where can I find the Welland Neighbourhood Plan?**

All the materials will be available on line. The draft Plan including links to the appendices and other references will be accessible from 24th September. Follow the links in the **Contact Us** box to get started.

We don't propose to publish paper copies but if you have a particular interest and are unable to access the Parish Council website please contact the Clerk who will arrange for you to see the section you are interested in. See details in the **Contact Us** box.

Alternatively, if you are reading this online you can go to the Policies section of this leaflet and follow the links to the policies or topics that you are interested in.

While the consultation is running we will be holding drop in events in the village where you can see the documents and talk to members of the Parish Council and the Neighbourhood Plan Group. We will be happy to answer your questions. Look for details of dates in the **Drop in Events** box



### **How do I give my Feedback?**

We will be collecting comments using an online questionnaire. It is simple to use and allows you to selectively comment only on those things that interest you.

The responses to the consultation are held securely, your name and your contact details will only be accessible to the Parish Council and the Neighbourhood Plan Group and we will not share them with anyone else. Your details will be used only for the purposes of this consultation and, if you request it, communication about the Neighbourhood Plan.



Anyone can comment on the draft plan. We are particularly interested to get feedback from residents of all ages and will also be asking other bodies like neighbouring parishes, utility providers, landowners, clubs and societies who have an active interest in the Parish. If you have more than one view in a household please respond separately.

If you are unable to access this technology please contact the Clerk who will arrange to provide you with a written form or pick

up one from a drop in event. To get started on the online survey go to the Parish Council website and follow the guidance that you'll find there. Details in the **Contact Us** box

### What happens to my feedback?

All responses will be analysed and published together with any amendments to the Plan in response to the consultation. This material is necessary to accompany the Plan for submission to Malvern Hills District Council and for examination by the Independent Examiner.

Responses from consultee bodies will be published with the name of the body, all other comments will be published anonymously.

### What happens next?

If all goes well, this is the timetable as we see it today.

November 2021	Consider all responses, review and amend plan accordingly.
December 2021	Submit the Plan to Malvern Hills District Council (MHDC) MHDC consult again and arrange Examination .
May 2022	Report of Independent Examination.
July 2022	MHDC conducts residents referendum.
September 2022	If over 50% of residents who vote support the Plan it is 'made' (adopted) by MHDC and becomes part of the development plan to be applied to the Welland Neighbourhood Area.

#### Contact Us

For help responding to the consultation or getting a paper form.

For answers to questions concerning the Welland Neighbourhood Plan.

To be updated about Welland Neighbourhood Plan Events and News.

Please contact the Parish Clerk, David Sharp  
[mrdasharp@btinternet.com](mailto:mrdasharp@btinternet.com) 01684 573213  
20 Farley Rd, Malvern WR14 1NF, UK

To read the Plan and all the supporting documents go to

[www.wellandparishcouncil.org.uk](http://www.wellandparishcouncil.org.uk)

To respond to the consultation go to  
<http://www.wellandparishcouncil.org.uk>

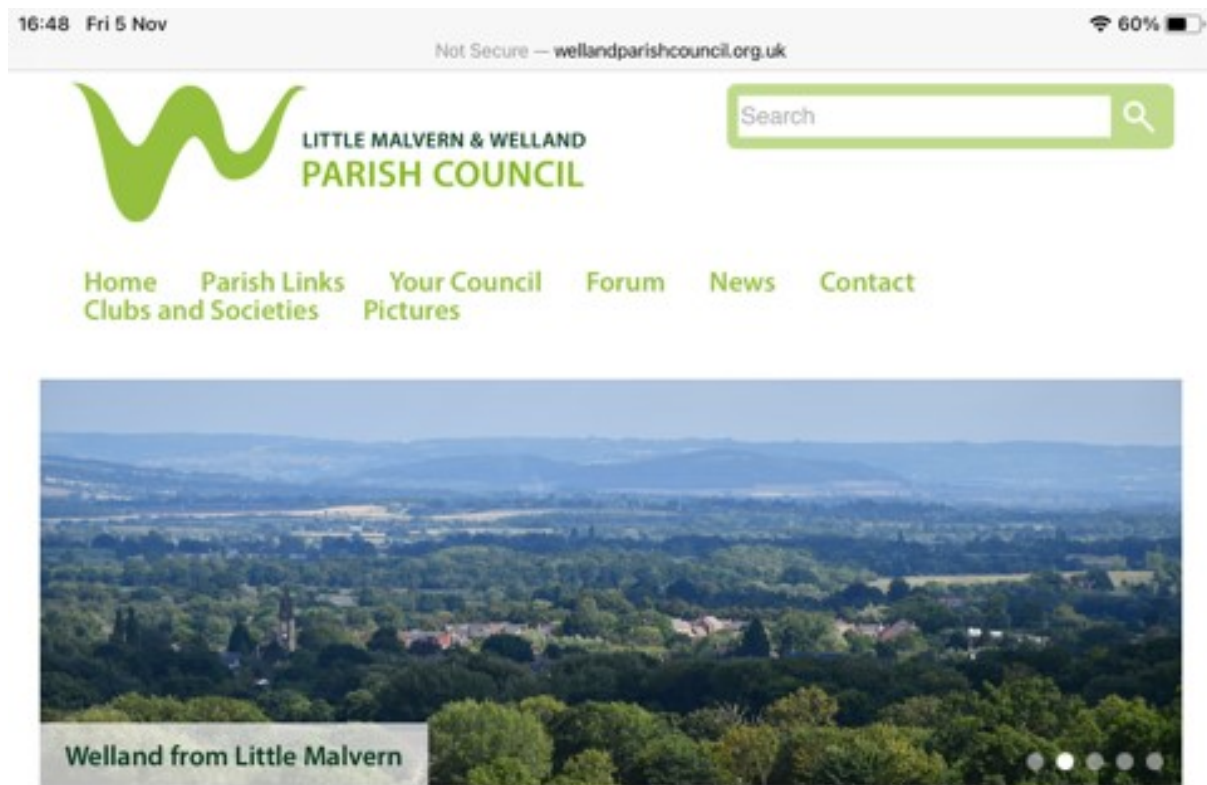


#### DROP IN EVENTS WELLAND VILLAGE HALL

25 September	Sat	11am – 3pm
29 September	Wed	2.30pm – 7pm
12 October	Tue	6pm – 8.30pm
16 October	Sat	11am – 3pm
19 October	Tue	9am – 11am
3 November	Wed	2.30pm – 7pm
4 November	Thu	9am – 11am

*\* It is a legal requirement that Little Malvern and Welland Parish Council undertake a six week consultation on the draft Welland Neighbourhood Plan with residents and other consultee bodies before submitting it to Malvern Hills District Council. This six week pre-submission statutory consultation is known as the Regulation 14 Consultation within 'The Neighbourhood Planning (General) Regulations 2012' (as amended).*

### 5.3 Screenshot of Parish Council website re: Regulation 14 Consultation



[Home](#) > [Neighbourhood Plan - Policy Groups](#)

## Neighbourhood Plan - Policy Groups

### Follow these links to the Policy Groups.

- [Sustainable Development and Design](#)
- [Welland Development Boundary](#)
- [Green Infrastructure](#)
- [Biodiversity](#)
- [Landscape Character](#)
- [Community Infrastructure](#)
- [Local Historic Environment](#)
- [Development and Infrastructure](#)
- [Design](#)
- [Housing Land](#)
- [Local Economy](#)

### And to Non Policy Actions

- [Community Development Projects](#)

## 5.4 Photographs of Regulation 14 Consultation events



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## 5.5 Regulation 14 Consultation Response Form



### Welland Neighbourhood Development Plan REG 14 Response Form

Thank you for taking the time to respond to the Welland Neighbourhood Plan 2021-2041 consultation.

Your responses will enable the Parish Council to refine the plan ready for submission to the District Council for an Independent Examiner's review and approval. The Plan with any amendments will then be subject to a referendum within the Parish in 2022. This consultation runs for six weeks from

**Friday 24 September to Sunday 7 November 2021 at 23:59.**

All responses must be received via this online form or in writing using a paper version. All responses will be analysed and published together with any amendments to the Plan in response to the consultation. Responses from consultee bodies will be published with the name of the body, all other comments will be anonymous in any publication.

Please contact the Parish Clerk, David Sharp if you need assistance responding to the consultation, including getting a paper form or for answers to questions concerning the Welland Neighbourhood Plan

Contact details: mrdasharp@btinternet.com 01684 573213 20 Farley Rd, Malvern WR14 1NF

1. Your personal details\* will be used only for the purposes of this consultation and, if you request it, future communication about the Neighbourhood Plan.

Name	<input type="text"/>
Organisation (if applicable)	<input type="text"/>
Address	<input type="text"/>
Postcode	<input type="text"/>

\*Responses to the consultation are held securely, your name and your contact details will only be accessible to the Parish Council and the Neighbourhood Plan Group. We will not share them with anyone else.

2. Would you like to receive email Welland neighbourhood plan updates from the Parish Council?

- Yes  
 No

Email address for updates:

If you are responding online, there is an option to select SAVE & CONTINUE shown at the bottom of the page. This option requests you to enter your email address, and a link will be sent that allows you to pick up where you left off and complete your response. The email will be from Welland Neighbourhood Plan <noreply@smartsurvey.co.uk"

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

## Welland Neighbourhood Plan Vision and Objectives

3. In what capacity are you responding to this consultation?

- Parish Resident
- Neighbouring Parish
- Other Consultee Body (please specify below)

Name of Other Consultee Body/Organisation

4. Do you broadly agree with the Vision for Welland?

Plan Page 15

- Yes
- No

Do you have any comments on the Vision?

5. Do you broadly agree with the Objectives for Welland?

Plan Page 16

- Yes
- No

Do you have any comments on the Objectives?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

## Welland Neighbourhood Development Plan Policies

Your Parish Council would like to hear your views on each of the policies; however, we appreciate you may wish to feedback only on those of most interest to you. Use the NEXT or PREVIOUS page buttons to help you locate any policy group or policy questions if you are responding online.

**The Policy Groups are:**

Sustainable Development and Design  
Welland Development Boundary  
Green Infrastructure  
Biodiversity  
Landscape Character  
Community Infrastructure  
Local Historic Environment  
Development and Infrastructure  
Design  
Housing Land  
Local Economy

This questionnaire lists the policies, by group, in the order they appear in the draft neighbourhood plan, which is available at <http://www.wellandparishcouncil.org.uk>

### 6. Sustainable Development and Design

Plan Pages 18-24

Prescribing the sustainability of developments for future users at a local and global scale.

	Agree with this policy?	Disagree with this policy?
WSD1: Promoting and Achieving Sustainable Development	<input type="checkbox"/>	<input type="checkbox"/>
WSD2: Renewable and Low-Carbon Micro-generation	<input type="checkbox"/>	<input type="checkbox"/>
WSD3: Energy Efficient Buildings	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021



### 7. Welland Development Boundary

Plan pages 25-30

Defining the extent of development in the village and protecting the open countryside.

	Agree with this policy?	Disagree with this policy?
<b>WDB1:</b> Welland Development Boundary	<input type="checkbox"/>	<input type="checkbox"/>
<b>WDB2:</b> Development beyond the Development Boundary	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

### 8. Green Infrastructure

Plan pages 31-39

Protecting and enhancing local green spaces, the local landscape, and recreational and environmental assets

The Local Green Space; Neighbourhood Open Space; Marlbank Open Space Reports provide additional information supporting the proposed policies and site designations.

	Agree with this policy?	Disagree with this policy?
<b>WG1:</b> Local Green Space	<input type="checkbox"/>	<input type="checkbox"/>
<b>WG2:</b> Neighbourhood Open Space	<input type="checkbox"/>	<input type="checkbox"/>
<b>WG3:</b> Marlbank Brook Open Space	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

9. Biodiversity Plan

Plan Pages 40-41

Respecting, preserving and fostering the habitats that support a rich and varied biodiversity.

WB1: Local Biodiversity

Agree with this policy?

Disagree with this policy?

Do you have any Comments on this policy?

10. Landscape Character

Plan pages 42-45

Protecting and enhancing our cherished local landscape.

WLC1: Landscape Character and Visual Impact

Agree with this policy?

Disagree with this policy?

Do you have any Comments on this policy?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

### 11. Community Infrastructure

Plan Pages 46-50

Securing, developing and improving facilities and services for the community of local people where there is an identified need.

	Agree with this policy?	Disagree with this policy?
<b>WC1:</b> Protection of existing Built Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>
<b>WC2:</b> Provision of new or improved Built Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>

Page |  
91

Do you have any Comments on these policies?

### 12. Local Historic Environment

Plan Pages 51-52

Identification, protection and, where possible, enhancement of locally important historic buildings.

	Agree with this policy?	Disagree with this policy?
<b>WHE1:</b> Non-Designated Heritage Assets	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on this policy?

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13. Development and Infrastructure

Plan Pages 53-63

Ensuring that new development brings forward high standards of service infrastructure within and around the area including transport and utilities.

	Agree with this policy?	Disagree with this policy?
W11: Development and Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
W12: High Quality Communications Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
W13: Electric Vehicle Charging Points	<input type="checkbox"/>	<input type="checkbox"/>
W14: Surface and Foul Water Drainage and Management	<input type="checkbox"/>	<input type="checkbox"/>
W15: Active Travel Corridor	<input type="checkbox"/>	<input type="checkbox"/>
W16: Development and Community Infrastructure Levy	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

#### 14. Design

Plan Pages 64-69

Applying design codes to ensure that new developments make a positive contribution to the character of the area and to environmental sustainability.

The Design Guide provides information on the proposed guidance and codes.

	Agree with this policy?	Disagree with this policy?
WD1: Design	<input type="checkbox"/>	<input type="checkbox"/>
WD2: Movement and Access	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

#### 15. Housing Land

Plan Pages 70-75

Ensuring that suitable sites are available for housing development to meet the local need. The Plan proposes two site allocations for housing development with a capacity of 24 dwellings – [see next question](#)

	Agree with this policy?	Disagree with this policy?
WH1: Housing Type and Size	<input type="checkbox"/>	<input type="checkbox"/>
WH2: Affordable Housing Provision	<input type="checkbox"/>	<input type="checkbox"/>
WH3: Homes Standards	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

16. Housing Land: Proposed Site Allocations

Plan Pages 76-86

The Plan proposes two site allocations for housing development with a capacity of 24 dwellings.

	Agree with this Allocation?	Disagree with this Allocation?
WH4A: Land north of Cornfield Close	<input type="checkbox"/>	<input type="checkbox"/>
WH4B: Land adjacent Church Farm, Drake Street	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

17. Local Economy Plan

Plan Pages 87-90

To support local employment opportunities including homeworking and suitable accommodation for small businesses.

	Agree with this policy?	Disagree with this policy?
WLE1: New micro and small business development	<input type="checkbox"/>	<input type="checkbox"/>
WLE2: Homeworking	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any Comments on these policies?

Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

**Non-Policy Actions:**

The Parish Council and the local community have identified a range of projects and initiatives that they believe will help to make the parish a better place to live, work and visit. These projects and initiatives are not land use policies but, in some cases, may be supported by policies within the Plan. The detail is set out in a report on '*Community Development Projects*' that was adopted by the Parish Council on 16 August 2021.

Please let us know what you think of these proposals and if there are other initiatives that should be considered.

18. Do you have any comments on the proposed Community Development Projects?

19. If you have any additional comments on the Plan, please include them here



## What Happens Next?

### "Thank you for participating in the development of the Welland Neighbourhood Development Plan"

All responses will be analysed and published together with any amendments to the Plan in response to the consultation. This material is necessary to accompany the Plan for submission to Malvern Hills District Council and for examination by the Independent Examiner. Responses from consultee bodies will be published with the name of the body, all other comments will be published anonymously.

#### What happens next?

This is the timetable as we see it today. If all goes well.....

November 2021	Consider all responses, review, and amend plan accordingly.
December 2021	Submit the Plan to Malvern Hills District Council (MHDC) MHDC consult again and arrange Examination.
May 2022	Report of Independent Examination.
July 2022	MHDC conducts residents' referendum.
September 2022	If residents support the Plan, it is 'made' (adopted) by MHDC and becomes part of the development plan to be applied to the Welland Neighbourhood Area.

This consultation runs for six weeks from:

**Friday 24 September to Sunday 7 November 2021 at 23:59.**

Please send your completed questionnaire to the Parish Clerk, David Sharp at  
20 Farley Rd, Malvern WR14 1NF

Or use the **W NDP 'Consultation POSTBOX'** which is outside the Village Shop



Welland Neighbourhood Development Plan Regulation 14 Consultation: 24 Sept – 7 Nov 2021

## **5.6 Residents Response Schedules**

**Tables commence on the next page**

## Welland Reg 14 Consultation - Resident Response Schedule

### Q4: Do you have any comments on the Vision?

Ref	Resident Comment	WG Response	Action Taken
3	Building more houses with the parish will not benefit the village. Welland does not have the resources or infrastructure to support the said village. As an example, the school class sizes are already getting to big which is having a negative impact on the education of the local children. The roads are getting busier daily and there is already a lack of zebra crossings over to the school on a busy dangerous road. The path ways throughout the village is in disrepair and needs urgent attention. Rather than down money adding to Welland, spend money on the things that need fixing first.	<p>We note your comments on the scale of development and on infrastructure.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Funds have been generated through CIL and S106 commuted sums from previous recent developments which have helped to finance improvements within the village. This will continue to be the case for planned and windfall developments in the future.</p> <p>Unfortunately, issues to do with existing infrastructure, utilities and services cannot be improved through new development, although this should not be made worse through new development. Where there is a proven existing issue, it needs to be addressed by the provider.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>The points made about infrastructure have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
6	Any money that is spent in Welland should be spent putting the things right that we already have....Like pathways, roads, zebra crossing over to the school, a good local village pub, repairs to the parks and green areas, the list could go on. Welland is slowly trying to	<p>We note your comments on the scale of development and on infrastructure.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>

	become a town, it is a village and needs to stay as a village.	<p>certain amount of development. To meet one of the basic conditions, the NP needs to conform with this strategy. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Funds have been generated through CIL and S106 commuted sums from previous recent developments which have helped to finance improvements within the village. This will continue to be the case for planned and windfall developments in the future.</p>	<p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>The points made about infrastructure have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
7	<p>yes in general but do have concerns particularly relating to the development of the Pheasant Inn - if the original planning consent was given subject to the Pheasant Inn being renovated as a public house why ? how can the developer, having made his money from sale of properties, be allowed to go back on the agreement and convert pub into flats???</p> <p>According to the vision Welland needs recreation/ meeting/ community areas such as the public house</p>	<p>We note your comment regarding the village pub.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.</p>	None needed
11	We do not agree that more houses should be built off Kingston close Due to the amount of traffic already using Pippin Drive, as at busy times it is like a A road, also the road is narrow and unable to cope with lorries and delivery vans to pass each other, as we already have lots of speeding cars/vans using this road.	<p>We note your comments about traffic.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A site was allocated (Policy H4).</p>
12	No, I agree with the plan and think it works well.	Noted.	None
13	<p>As you would expect, I do have some concerns with the capacity of Pippin Drive to handle any additional traffic.</p> <p>Developing a third phase of housing at Lawn Farm, will create real issues in terms of traffic flow through the</p>	<p>We note the comments made about traffic.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP.</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A site was allocated (Policy H4).</p>

	<p>estate, as Pippin Drive will remain the only way in and out &amp; it is already servicing 120+ houses.</p> <p>There are already pinch points on Pippin Drive where the width of the road and it's winding nature barely allows passing space for vehicles travelling in opposite directions - certainly not without considerable caution.</p> <p>My objection is not borne out of nimbyism but a genuine concern that the road is not fit for purpose currently &amp; adding a further 20/ 30/ 40 houses and another 100 cars will undoubtedly 'break the camels back'</p> <p>Unless you can access phase 3 from Drake Street via a new service road putting additional pressure on Pippin Drive is untenable!</p>		
15	Hard to disagree with these aspirations.	Noted.	None needed
27	The "Vision" is fatuous. Provides no concrete principles of sustainable development, and were it written in the opposing voice would of, or course, be laughably inappropriate. Were any statement omitted, no one would ask why that was so. Additional fatuous, aspirational, statements could be added, and no one would be any better informed. PR nonsense.	<p>We note your comments about sustainable development.</p> <p>Sustainable development is a thread which runs throughout the NP from the vision and objectives to the policies, designations and allocations. The purpose of the policies and their application against relevant proposals is to achieve sustainable development</p>	None needed
30	I fully agree with the vision as laid out	Noted.	None needed
31	I support it completely.	Noted.	None needed
37	I believe that Welland can continue to be a thriving rural community with unique charm as long as new development is controlled so that it does not impact greatly upon the environment and biodiversity. Welland's green spaces should be protected and managed sensitively for wildlife, keeping intervention in designated areas to a minimum. eg. mowing and hedge-cutting.	<p>We note your comments endorsing the NP's inclusion of policies which seek to protect and enhance important green spaces, protected landscapes, biodiversity and valued wildlife habitats within and around Welland as well as the rural character of the village.</p> <p>We note your concerns about filling the land with building rubble and dangerous materials.</p>	None needed

	New homes are already built with high standards of energy efficiency and this is very positive. However, where we live on a new estate (Comfield Close), the gardens have been ruined by development as the builders have filled the land with building rubble and other dangerous materials. I believe that new development should be more regulated so that this does not happen again to other sites.	Unfortunately it is not an issue for planning or one the NP can address but is something that needs to be raised directly with MHDC's Environmental Health or WCC's Regulatory Services Departments.	
44	Excellent, forward thinking vision that takes into account the need to grow the village whilst retaining its character and providing a sustainable base for future development and community cohesion.	Noted.	None needed
60	Sounds reasonable and encouraging given the need for new housing in the area.	Noted.	None needed
69	The vision presents a wish list of laudable intentions, though little discussion is contained on their practicality.	We note your comments on the practicality of the Vision.  The vision is in part to be achieved through development proposals having to comply with NP policies. This will help achieve the objectives which support the vision. However, it is recognised that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.
75	We need to make Welland a vibrant, active community catering for the needs of our residents. We have already expanded considerably and the infrastructure and community facilities need to be compatible with this. It is important to remember that Welland is rural and anything that happens must take into account its character and the environmental impact.	We note your comments regarding housing numbers, rural character, environmental protection and infrastructure/ community facilities.  Importantly, the NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.  Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected. Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.

		<p>explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>Other policies included in the NP specifically address infrastructure and community facilities, including the list of potential Community Development Projects (Appendix 6.1) that will be progressed by LMWPC.</p>	<p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Suggestions received regarding infrastructure and community facilities during the Regulation 14 consultation have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
76	The vision of Welland as a community centred around the cross roads with Drake Street, Marbank and the Gloucester Road is good.	Noted.	None needed
77	It all sounds very aspirational but there is little detail on how these visions will be achieved.	<p>We note your comments on the practicality of the Vision.</p> <p>The vision is in part to be achieved through development proposals having to comply with NP policies. This will help achieve the objectives which support the vision. However, it is recognised that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.</p>	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.
78	Yes - we need a pub at the heart of the village. I would be interested to understand how the vision is to be achieved?	<p>We note your comment regarding the village pub and on the practicality of the Vision.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.</p> <p>The vision is in part to be achieved through development proposals having to comply with NP policies. This will help achieve the objectives which support the vision. However, it is recognised that the</p>	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.

		NP alone will not be able to deliver the vision and there are other processes and parties that will be involved	
79	IN THIS RAPIDLY CHANGING WORLD IT MAY NEED REVIEW BEFORE TOO LONG	<p>We note your comment about a review of the NP.</p> <p>The NP includes a process for monitoring and review (Section 8). It is accepted that the NP will need to be reviewed and modified at some point in the future.</p>	None needed
80	<p>It sounds wonderful but I'm not at all sure how realistic some of the aims are, unfortunately.</p> <p>In the first paragraph, that will only work if residents don't drive everywhere - including to the local shop from their homes only yards away! Somehow people have to be encouraged to walk more, which would lead to more interaction with others you might meet walking to the shop, events, etc. To have less car use public transport would need to be reinstated to our local town for a start, which would also mean there would be less pollution and less congestion on the roads.</p> <p>Housing - that sounds really hopeful if the developers and builders have to stick to it ie every home is built as stated.</p> <p>I'm not sure how many small-scale businesses will be employing local people within this period of time, as most who now work from home do so as part of an established business (due to Covid) or they are already self-employed and working for themselves.</p>	<p>We note your comments on the practicality of the Vision, sustainable travel, housing standards and employment.</p> <p>The vision is in part to be achieved through development proposals having to comply with NP policies. This will help achieve the objectives which support the vision. However, it is recognised that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved</p> <p>Encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP.</p> <p>The enforcement of permissions and conditions is the responsibility of the LPA (MHDC).</p> <p>The aim is, for small businesses to be (where possible) employing local people. This will help reduce the need to travel by car and help address the point raised above.</p>	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.
81	<p>Para. 3.1 - Vision for Welland in 2041:</p> <p>a) "The village will be linked to nearby towns by a range of transport alternatives".</p> <p>Unless there is a fundamental change in Central Government and Local Government policy with regard</p>	<p>We note your comments on public transport and sustainable travel.</p> <p>It is accepted that there has been a loss of local bus service provision over recent years. It is also recognised</p>	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.



	<p>to provision of bus services, in that they are seen as public services, and therefore will receive substantial subsidies, there is very little chance that this particular "vision" will ever be fulfilled. Currently, and in recent years, local bus services have been provided only where the bus operators can make a profit, and individual routes have been subjected to severe cutbacks and withdrawals. Short term support from local government is just that - short term. Local services are, and will continue to be withdrawn at short notice. There is no guarantee of any particular service being in existence in twelve months' time, let alone ten to twenty years hence.</p> <p>b) "..... a diverse network of open spaces, footpaths and cycle routes will have been established within a short walk of all homes".</p> <p>Past experience with developers has shown that, whatever they might promise, if they can avoid carrying out their commitments, they will do so. I refer to the footpath link from the Giffard Drive development to the rear of the playing field by the shop.</p>	<p>that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
84	We strongly support this vision. It sounds like an exciting place to live, and we're looking forward to it.	Noted.	None needed
96	no	We note you do not broadly agree with the Vision.	No comment provided so unable to take action.
105	The Vision is good. Thank You.	Noted.	None needed

## Welland Reg 14 Consultation - Resident Response Schedule

### Q5: Do you have any comments on the Objectives?

Ref	Resident Comment	WG Response	Action Taken
2	We would prefer them not to build of Kingston close. Due to a number of reasons there is already enough people living up here that drive like mad people and having young children it is deadly walking on to the road with out any more traffic. Also I think there is other places with in welland that would be a better place for development like the cornfields as this is a smaller development if it is built in Kingston close then it will become to commercialise and people will not want to live in the area. Also the field that they are looking at building on in Kingston close gets very wet so the drainage can not be that good in there. At the end of the day we plan on keeping the little village more in the country that making it like a town	<p>We note your comments made about traffic, flood risk and impact on the character of the village.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP</p>	<p>The site assessments were reviewed and updated.</p> <p>A site was allocated (Policy H4).</p>
6	I want to protect and enhance the village's open green spaces. Do not build more housing that is already marked for development WG1, WG2 and WG3 The environment, why was the new housing not enforced to have solar panels fitted when the housing was built?	<p>We note your comments on open green spaces and on housing numbers.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Policies WG1 and WG2 (now renamed G1 and G2) seek to protect the parish's open green spaces. Policy</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the AONB's special qualities and protecting and enhancing Welland's green space, landscape and biodiversity.</p>

		<p>WG3 has been superseded by amendments to Policy H4.</p> <p>We note your comments on solar panels. The SWDP requires 10% on energy requirement to be provided on-site. ACNB guidance specifies some conditions to solar panel use and therefore other sources of renewable energy may be more appropriate for some developments. NP policies SD2 and SD3 (renamed from WSD2 and WSD3) support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments.</p>	<p>Policies WG1 and WG2 renamed G1 and G2. Policy WG3 deleted (superseded by amendments to Policy H4.)</p> <p>Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.</p>
7	again as above – if planning permission is given for developments then the developer should be bound to the original agreement	<p>We note your comments on housing standards and planning conditions.</p> <p>The enforcement of permissions and conditions is the responsibility of the LPA (MHDC).</p>	None needed
9	I believe we have played our part in building new homes. For the area the small size of Welland at least four new housing estates have been built. I believe that Upper Welland are opposed to one new estate being built in the neighborhood, that is wrong and should be remedied.	<p>We note your comments on housing numbers.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p>	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
11	We feel that it is greatly needed that The Pheasant Pub reopens as a proper public house/restaurant for the community to come together.	<p>We note your comment regarding the village pub.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community</p>	None needed

		Development Projects (Appendix 6.1) and remains a priority.	
13	Agree	Noted.	None needed
15	Maybe there could be something explicit about collaborating with other communities to develop alternatives to the car in transport links (as per the Active Travel Corridor and reference to bus services).	We note your comment on sustainable transport.	The points made about collaboration on sustainable transport solutions have been added to the list of potential Community Development Projects at Appendix 6.1.
31	I particularly like the emphasis on the preservation of green spaces and protection of bio-diversity. Preservation of the community assets is of vital importance in view of the fact that currently the village has no social infrastructure, ie somewhere (indoors) that is neutral for residents to meet	<p>We note your comments endorsing the NP policies on green space and biodiversity. Policies WG1 and WG2 (now renamed G1 and G2) seek to protect the parish's open green spaces. Policy WG3 has been superseded by amendments to Policy H4.</p> <p>We note your comments about social infrastructure. Policy C1 protects valued community facilities, including the Village Hall and the Church, both of which provide social spaces for people to meet. A number of community and parish council led projects are actively looking to widen the offer available, e.g. warm space projects, live music events, community "cinema".</p>	<p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the AONB's special qualities and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>The points raised about social infrastructure have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
37	<p>WNDP Policy – WLC1 – To protect, enhance and conserve the AONB and its setting and wider landscape and views.</p> <p>WB1 – To conserve and enhance biodiversity.</p> <p>This policy is particularly important to me personally. I am a member of Malvern Bird Group and regularly bird-watch around the village and surrounding area. I feel that new development needs to be sensitive to existing wildlife and habitats, especially along the brook running alongside Cornfield Close and Spitalfields where we have seen kingfishers, grey wagtails and even a pair of cuckoos.</p> <p>Cornfield Close has Phase 2 of development currently going ahead and this planning application was agreed due to the number of houses being kept to a minimum. If any more houses are planned on the field where this</p>	<p>We note your comments on the AONB, landscape, biodiversity and green infrastructure.</p> <p>Policy WB1 (now renamed Policy B1) provides important biodiversity protections, onsite and to the wider mosaic of habitats.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 now includes a significant area of designated</p>

	development is taking place, the wildlife will be squeezed out and moved on (we have had hedgehogs in the Close which have been displaced due to development). Wildlife corridors are essential to link up green spaces and this needs to be considered for future planning applications.		green infrastructure alongside Welland Brook for the purposes of protecting the AONB's special qualities and protecting and enhancing Welland's green space, landscape and biodiversity.
38	The village does need a central location to meet and socialise people e.g. The Pub. Hopefully this will be achievable.	We note your comments about social infrastructure. Policy C1 protects valued community facilities, including the Village Hall and the Church, both of which provide social spaces for people to meet. A number of community and parish council led projects are actively looking to widen the offer available, e.g. warm space projects, live music events, community "cinema". The re-opening of the Pheasant Inn as a community resource is already included within the Community Development Projects (Appendix 6.1) and remains a priority.	The points raised about social infrastructure have been added to the list of potential Community Development Projects at Appendix 6.1.
60	Yes, and as described in the drop in session	Noted.	None needed.
69	Difficult to respond one way or the other to the page 16 objectives as they are so general. There is no timescale and no milestones are included. There is no indication of short, medium or long term objectives.	Your comments on the need for timescales and milestones is noted.  The Plan Delivery and Implementation/Monitoring and Review sections of the NP give some useful detail. The Locality toolkit ' <i>After the Neighbourhood Plan is Made: Implementation, Monitoring and Review</i> ' will be used to structure the monitoring and review processes.	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.  The Plan Delivery and Implementation/Monitoring and Review sections of the NP have been updated.
71	See our later comments on Developments within Welland. We think an important objective should be to '...mitigate the impact of developments upon existing residents..'	Noted. See response in relevant Schedule.	See relevant Schedule.
75	The point providing existing & future residents with the opportunity to live in a high quality home that meets their needs some emphasis on existing residents. For those of us on Drake Street who have already accommodated a lot of change which has impacted on our houses and in some cases compromised the value of our homes both economically and aesthetically.	We note your comments on the scale of growth.  Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.

	consideration should be given that we too have a right to enjoy quality life in our village.	indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.	
77	<p>On the environment, I think it would be beneficial for wildlife if the old fruit trees in Pursers orchard that are deemed dangerous and need to be pruned / coppiced / felled had their deadwood left on site. I was disturbed to see so many old fruit trees being felled or cut back hard as these trees support some rare invertebrates such as red-belted clearwing moths. The orchard appears to be managed primarily to maximise the fruit resource for the village rather than a small wildlife reserve where you can pick fruit.</p> <p>Also, there is now only one property in Welland where swifts continue to nest and if the soffits are modernised on this property in the future, the village will lose its swifts. It would be good if new properties had to incorporate swift boxes, or a scheme was set up to encourage existing residents to put up swift boxes. For housing, all new houses should be properly insulated to help with carbon emission targets and to help new residents with fuel bills.</p> <p>On the economy, Welland is still a dead zone with regards to mobile phone signal which seems crazy in the 21st century. This is something that needs to be addressed if home working is to be encouraged.</p>	<p>We note your comments on environment matters.</p> <p>The points raised about Pursers Orchard are not NP issues but have been passed to the Parish Council and Orchard Group for their attention.</p> <p>The NP includes a policy (I2) to support appropriate telecoms proposals. The Community Development Projects includes reference to 4G/5G and broadband enhancements.</p>	<p>The points raised on swift boxes, home insulation and mobile communications have been added to the list of potential Community Development Projects at Appendix 6.1.</p> <p>The points raised about Pursers Orchard have been passed to the Parish Council and Orchard Group for their attention.</p>
78	As above I would be interested to find out how these are to be achieved	<p>We note your comments on objectives and their achievement.</p> <p>The Plan Delivery and Implementation/Monitoring and Review sections of the NP give some useful detail. The Locality toolkit 'After the Neighbourhood Plan is Made: Implementation, Monitoring and Review' will be used to structure the monitoring and review processes.</p>	<p>Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.</p> <p>The Plan Delivery and Implementation/Monitoring and Review sections of the NP have been updated.</p>

79	NO COMMENT	Noted.	None needed
80	<p>Sounds great on the environment.</p> <p>Community cohesion – very interesting about the cycleways. Integrating market and affordable housing to encourage a “balanced community” doesn’t really work when housing is still way above what most young people can afford. Affordable housing is really a misnomer and we need to see more housing provided by the local authority so that everyone can have a chance to stay in the village.</p> <p>Housing sounds good, bearing in mind the above point.</p> <p>Economy – encourage and support home working. I would hope that the support part of that would mean encouraging people to get out more, whether taking lunch breaks down to the shop or walking with others, so that people don’t feel too isolated which is what has tended to happen with home working during lockdown.</p>	<p>We note your comments endorsing the NP objectives regarding the environment.</p> <p>We note your comments on the type of housing being provided.</p> <p>Further to the Reg14 consultation, the NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. A need for smaller social rental homes and a focus on housing that remains “affordable in perpetuity” was identified and will be delivered through the allocation in the NP (Policy H4).</p> <p>We note your comments on homeworking and isolation and social cohesion.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>
84	<p>The objectives have been clearly set out and allow for potential opportunity or technological advancements in the coming years to be adopted flexibly in line with village needs.</p>	Noted.	None needed
105	<p>Yes ... but ...both the environmental objectives and the housing objectives will struggle unless the issue of connectivity in terms of public transport is addressed. This requires a separate and specific underpinning policy in the WNP, not just a section in the community projects section.</p>	<p>We note your comments on public transport.</p> <p>The provision of public transport is not a land use planning matter. A policy in a NP is unable to demand public transport provision associated with new development. This is the reason it is included in the Community Development Projects at Appendix 6.1.</p>	None needed.

## Welland Reg 14 Consultation - Resident Response Schedule

### Q6: Sustainable Development and Design

Ref	Resident Comment	WG Response	Action Taken
6	<p>Not to build anymore houses so it damages the Welland boundaries.</p> <p>New housing require solar panels, heat source pumps</p>	<p>We note your comments on housing numbers and sustainable energy.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>We note your comments on solar panels. The SWDP requires 10% on energy requirement to be provided on-site. AONB guidance specifies some conditions to solar panel use and therefore other sources of renewable energy may be more appropriate for some developments. NP policies SD2 and SD3 (renamed from WSD2 and WSD3) support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.</p>
15	<p>Will all development be supported if it meets the criteria?</p>	<p>We note your question on development proposals.</p> <p>Providing the proposed development accords with all relevant policies within the NP and SWDP (and its successors) then according to the legislation it should be approved.</p>	<p>None needed.</p>



21	WSD3 Part A: "Zero carbon emission standards" are not defined (referenced?); depending on what that means this may not be realistic.	We note your comment for clarity about "Zero Carbon Emission Standards"	Policy WSD3 renamed as SD3 and amended. Policy content regarding energy generation moved from SD3 to SD2 for clarity.
31	No	We note you do not broadly agree with the proposals for Sustainable Development and Design.	No comment provided so unable to take action.
40	It is crazy that houses have been allowed to be built in the village in the last 5 years with oil dependent heating - hopefully the neighbourhood plan will formally reject this option from future building	We note your comment on sustainable energy.  The NP policies support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments.	None needed. Note Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.
69	Once again it is hard to disagree with these policies, though the Plan's response is vague.	Noted. The policies within the NP need to have regard to national planning policy and be on general conformity with local planning policy.	Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.
75	Sustainable development Must include what is already here, not just impose new onto old. In a village with a lot of older less energy efficient houses, input into improving the carbon footprint of what is already here through support and information should be part of the plan.	We note your comment on sustainable energy.  The NP policies support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments.	None needed. Note Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.
76	Low carbon generation is excellent and needs to include EV charging points in carparks in Welland.	We note your comment on sustainable energy.  The NP policies support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments. Policy W13 regarding electric vehicle points has been deleted as the need for it has been superseded by the requirements of Part S of the Building Regulations which came into force on 15 June 2022. However, the provision of EV charging points in car parks in Welland has been included in Appendix 6.1 Community Development Projects.	Note Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.  Policy W13 deleted. The point raised about the inclusion of EVCPs for existing car parks in Welland has been added to the list of potential Community Development Projects at Appendix 6.1.
79	WSD3 A. SHOULD READ. ALL NEW RESIDENTIAL "DEVELOPMENT"	We note your comments endorsing the suggested policies for sustainable development and design.	Policy WSD3 renamed Policy SD3 and amended. Note - policy content regarding energy generation moved from SD3 to SD2 for clarity.

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	WSD3 IS BOLD AND PROGRESSIVE. PROVIDED VIABILITY AND TECHNICAL CONSIDERATIONS ARE NOT TOO BIG A LOOPHOLE THIS POLICY IS EXCELLENT.		
?	Where I agree, it is with reservations on how these policies will, in reality, be achieved.	We note your comments endorsing the suggested policies for sustainable development and design. They will be achieved by applying them to the assessment of future planning application and ensuring that conditions and requirements of any planning permissions relating to them are enforced.	None needed
91	It would appear that the majority of new builds within the village have been completed or are currently under construction. It is disappointing to see that many of these houses have no solar capturing capacity or alternative energy efficient methods of heating. What a shame the criteria below did not apply to these homes.  A. All new residential will be built to zero carbon emission standards with a high level of sustainable design and construction and be optimised for energy efficiency including: <ul style="list-style-type: none"> <li>• Siting and orientation to optimise passive solar gain;</li> <li>• The use of high quality, thermally efficient building materials; and</li> <li>• Installation of energy efficiency measures.</li> </ul>	We note your comments endorsing the NP approach to sustainable energy.  The NP policies support zero/low carbon energy provision for new development and the retrofitting of energy efficient measures in existing developments.	None needed Note Policies WSD2 and WSD3 renamed SD2 and SD3. Policy content regarding energy generation moved from SD3 to SD2 for clarity.
105	WSD1 - Sort of. It doesn't really add much value/say anything in itself. It would be better if the recommendation in the Landscape Sensitivity and Capacity report - Para 6.2.7 - is included as a specific policy requirement in the main policy (green box). i.e. "If any additional development in / around the village is to be considered, [outwith householder development] the proposal should be subject to very close and rigorous scrutiny, not just 'on its own merits' but in combination with existing and future development. This will require cumulative assessments of environmental, social and economic effects to be carried out [at the expense of the developer and independently assessed]" * my	We note your comments about cumulative assessment.	Policy LC1 amended.

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	suggested additional text to the recommendation from the report		
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## Welland Reg 14 Consultation - Resident Response Schedule

### Q7: Welland Development Boundary

Ref	Resident Comment	WG Response	Action Taken
6	Not to build anymore houses so it damages the Welland boundaries. I agree we should not build anymore housing outside the development boundary.	<p>We note your comments on housing numbers and the location of housing.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.</p>
15	(WDB1) Will all development be supported if it meets the criteria? Will Council decisions be open to appeal as to whether proposals do or don't meet the criteria?	<p>We note your comments about planning approval.</p> <p>Providing the proposed development accords with all relevant policies within the NP and SWDP (and its successors) then according to the legislation it should be approved.</p> <p>If an application is refused, the applicant will be able to appeal. In that case, the Planning Inspector will come to a judgement as to whether the application meets or doesn't meet the relevant criteria.</p>	None needed.

<p><b>22</b></p>	<p>Developments within the AONB should be very limited to preserve the character of the area.</p>	<p>We note your comment about limiting housing in the AONB and protection of the character of the area.</p> <p>Importantly, the NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
<p><b>23</b></p>	<p>Strongly agree that development should be within the proposed Welland Development Boundary and that a very strong case has to be made for development outside the boundary.</p>	<p>We note your comments about the importance for a strong case for development outside the development boundary.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>

		<p>meets and responds to this need for the direct benefit of the local community.</p> <p>Policy DB1 sets specific conditions for development within the development boundary and only allows for development beyond the boundary if it is specified as an allocation in the NP (Policy H4) or meets the limited conditions for development in the open countryside within the relevant policies in the SWDP and national policy.</p>	<p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.</p>
24	Minor point. Page 25 Para 5.2.4 "Thorn Drive" should read "Thorn Grove"	Your comment with a correction is noted.	Correction not required in final Reg15 document.
27	5.2.11 Within the NPPF there is no constraint on the quantum of extension constructed as part of building subdivision or redevelopment. Where did the arbitrary figure of 30% come from? Also the 30% is stated in reference to "original volume footprint". The footprint is not the same as the volume and vice versa. To which metric is the 30% proposed being applied to? What is the definition of "original" in respect of timing - pre-existing at point of application or at a fixed point in time prior?	<p>We note your comments about extensions.</p> <p>This policy is to be deleted due to comments from other consultees and also potential inconsistencies with SWDP policies.</p>	Policy WDB2 deleted.
31	No	We note you do not broadly agree with the proposed Development Boundary.	No comment provided so unable to take action.
37	5.2 - WBD1 - Welland Development Boundary - 5.2.5 - 5.2.6  Regarding appropriateness in terms of scale, size and use, development at Cornfield Close should be restricted due to the impact on existing wildlife habitats. Many species of birds thrive there and if the field	<p>We note your comments about development on land around Cornfield Close and the impacts of traffic pollution.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a</p>	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.

	<p>adjacent Spitalfields is completely built upon, these birds and other wildlife will be pushed out.</p> <p>All new households will own at least one car and this will cause an increase in pollution impacting upon the existing environment and eco-systems.</p>	<p>certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment. These are considered critical issues for the NP to deal with. Measures to protect the environment have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
40	<p>It is important to have a clear policy on development as we sit on the edge of an AONB</p>	<p>We note your comment about the importance of the AONB designation on development in the WNA.</p> <p>Importantly, the NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p>

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		<p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.</p>
59	<p>Veheemently against any more housing development around Kingston close in Welland. Bovis homes developments</p>	<p>We note your comment about housing development around Kingston Close.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>The proposed allocations in the NP are to be reviewed as a result of comments made and the review and update of the Site Assessment.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>

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<p><b>71</b></p>	<p>We would like to see the plan reflect a Parish Council position on 'in-fill' development, specifically to mitigate or prevent adverse impact of small scale developments (eg, developments comprising one or two house builds in back gardens or other small pockets of land) on existing residents. In our view the plan does not give enough emphasis to protecting the amenity of existing residents from new developments.</p> <p>From our review of the plan we didn't see any specific mention of this topic. The closest we could find was in para 5.2.6 of the Plan. However the criteria set out in this para are particularly weak. The criteria against which proposed developments will be tested should be strengthened. For example, bullet point 6 should perhaps set out that proposed developments will be tested for the extent to which they '...mitigate or prevent adverse impact to ...the amenity of existing residents...'</p>	<p>We note your comments about preventing adverse impact on the amenity of existing residents.</p>	<p>Reference to the protection of amenity for existing residents has been included in relevant policies, including DB1 (previously named Policy WDB1).</p>
<p><b>78</b></p>	<p>Any development outside this would make Welland feel more like a housing estate rather a village</p>	<p>We note your comments about the impact of development outside the development boundary.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need in Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Policy DB1 sets specific conditions for development within the development boundary and only allows for development beyond the boundary if it is specified as an allocation in the NP (Policy H4) or meets the limited conditions for development in the open countryside</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met. Development Boundary Review report produced.</p>

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		within the relevant policies in the SWDP and national policy.	Policy WDB1 was renamed as Policy DB1 and updated.
<b>79</b>	WDB2. PROPOSALS WITHIN THE MALVERN HILLS AONB	We note your comments about Policy WDB2.  This policy is to be deleted due to comments from other consultees and also potential inconsistencies with SWDP policies.	Policy WDB2 deleted.
<b>82</b>	proposed settlement boundary doesn't promote growth or allow for self-build opportunities	We note your comments about growth and self-build.  Further to the Reg14 consultation, the NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The study included an analysis of demand for self-build properties. A need for smaller social rental homes and a focus on housing that remains "affordable in perpetuity" was identified and will be delivered through the allocation in the NP (Policy H4).  Policy DB1 has extended the development boundary to better reflect the extensive development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of built form. Together with some minor amendments to other parts of the boundary, this policy could provide opportunities for appropriate windfall development to come forward. The NP policies guide windfall development to the types and sizes (which could include self-build and custom housing provision) for which there is greatest evidence of local need.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.
<b>83</b>	To include more of the houses within welland	We note your comment for the inclusion of more of the houses in Welland in the development boundary.  A development boundary review was undertaken, utilising a similar approach to that taken by the SWCs for the SWDP Review. As a result, Policy DB1 has extended the development boundary to incorporate	Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.

		<p>development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of, and has been subsumed into, the adjacent built form. Important community buildings, Welland House and Welland Park have also been included and some minor amendments made to other parts of the boundary. These amendments could provide opportunities for appropriate windfall development to come forward.</p> <p>Some land has been excluded where adverse impact is considered likely and some housing, for example those that are isolated in open countryside and which are not physically related to the settlement, are not included. In addition, some land that had been proposed for inclusion in the development boundary in the Reg14 consultation has subsequently been removed, for example the land north of Cornfield Close. Please see the Development Boundary Review document for the methodology used and the rationale for the final boundary proposal</p>	
84	<p>On the Development Boundary itself:</p> <p>Para 5.2.15 references the following NDP objectives:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the village's open green spaces.</li> <li>• To position development within easy walking distance of village facilities.</li> <li>• To ensure that the scale of development is appropriate to the sustainable growth of the village whilst seeking to maintain its rural character</li> </ul> <p>In line with these objectives we think it odd to encourage further development South of Drake Street and in the AONB, whilst presuming against development to the North of Drake Street. We do think development in any part of the village needs to be carefully controlled, but whilst there are green spaces given absolute protection, and other spaces earmarked for development, there could be more latitude for</p>	<p>We note your comments on Policy WDB1 (now renamed as Policy DB1) and development criteria.</p> <p>The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape</p>

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	<p>developments to be proposed on merit where these explicitly meet and support the NDP objectives in 5.2.15.</p> <p>Regarding WDB2, whilst we have no development proposals for our own land, there may be meritorious proposals that would be presumed against by this plan. For example there are some cases of illness and disability within our family. We can envisage in the lifetime of this plan wanting to build an accessible home for ourselves or close family members, as a separate dwelling. There is ample space for this to be accommodated on our land with no detriment to village/ neighbour interests, and in full compliance with the spirit and stated aims of this plan. However this plan would presume against any such development, which feels disproportionately constraining and unfair. Also without a stronger justification, although we are not legal experts it seems to us that this policy may even conflict with our right to respect for private and family life, as enshrined in Article 8 of the Human Rights Act 1998.</p>	<p>A development boundary review was undertaken, utilising a similar approach to that taken by the SWCs for the SWDP Review. As a result, Policy DB1 has extended the development boundary to incorporate development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of, and has been subsumed into, the adjacent built form. Important community buildings, Welland House and Welland Park have also been included and some minor amendments made to other parts of the boundary. These amendments could provide opportunities for appropriate windfall development to come forward.</p> <p>Some land has been excluded however where the necessary criteria are not considered to have been met. These are laid out in the Development Boundary Review report in Section 3: Approach. This could be for example if adverse impact is considered likely or if housing is considered to be isolated in open countryside or physically or visually related to the settlement. The 2022 LSCA noted that the land to the north of Drake Street is the only sector where <i>“apart from the houses north of the Pheasant, intensive development and subsequent urbanisation have not occurred.”</i> When assessed against the criteria in the approach used, there is a reasoned case that can be proposed for the inclusion of the land south of Drake Street in a revised development boundary, but not for the land north of it.</p> <p>In addition, some land that had been proposed for inclusion in the development boundary in the Reg14 consultation has subsequently been removed, for example the land north of Cornfield Close. Please see the Development Boundary Review document for the methodology used and the rationale for the final boundary proposal</p>	<p>and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p> <p>Policy WDB2 deleted.</p>
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		<p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p> <p>We note your comments about Policy WDB2. This policy is to be deleted due to comments from other consultees and also potential inconsistencies with SWDP policies.</p>	
105	<p>WDB1 - Emphatically NO. I do agree that a change in the development boundary is required, especially to encompass the developments that have been built to the east of the village.</p> <p>However, the mapping of the development boundary around the north west of the village I feel leaves the community open to additional speculative development and erodes the AONB. I feel too much land is being allocated to housing without sufficient evidence and justification – see later evidence on this and I query the location of the allocated development. The boundary as it is proposed also leaves a gap between The Avenue and Cornfield Close that will be ripe for infill by speculative development (unless it is protected as Green Space), who will use “rounding off the settlement” as an argument in favour.</p> <p>However, this same area, behind the cemetery and Welland House, is noted in the Landscape assessment 2015 as being (not ideal but) more appropriate for development than the land behind Cornfield Close and I would argue, if we HAD to allocate any land, it could be reasonable to allocate this parcel of land (if available) as a site for a small number of housing, should the local need be clearly demonstrated, and preferably for 100% social rental if that is at all possible, and use the WNP to “round off” the settlement by putting the boundary along the edge of Cornfield Close Phase I and II and</p>	<p>We note your comments on WDB1 (now renamed as Policy DB1) and your endorsement of inclusion of recent extensive developments in the proposed development boundary.</p> <p>A development boundary review was undertaken, utilising a similar approach to that taken by the SWCs for the SWDP Review. As a result, Policy DB1 has extended the development boundary to incorporate development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of, and has been subsumed into, the adjacent built form. Important community buildings, Welland House and Welland Park have also been included and some minor amendments made to other parts of the boundary. These amendments could provide opportunities for appropriate windfall development to come forward.</p> <p>Some land has been excluded however where adverse impact is considered likely and some housing, for example those that are isolated in open countryside and which are not physically related to the settlement, are not included. In addition, some land that had been proposed for inclusion in the development boundary in the Reg14 consultation has subsequently been removed, for example the land north of Cornfield Close. In this example, it is considered more appropriate to</p>	<p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated, including the removal of the proposed Cornfield Close allocation from within the proposed development boundary. Specific provisions were introduced to address the setting of the AONB.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. They also provide information on appropriate evidence bases for planning proposals.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>

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<p>linking up to the edge of The Avenue. The advantage as well is that the preponderance of cul de sacs could also be avoided, linking The Avenue with Cornfield Close (a point made several times in the associated reports).</p> <p>Further, I will argue this again many times later, but the special position the NPA has with its entirety in the AONB or its setting means that the WNP can be quite robust in challenging the scale of development loaded onto the village. Both the 2015 and 2019 Landscape reports stressed the limits to capacity of the sensitive location our community resides in and this must be taken very seriously.</p> <p>I will start my argument about numbers here, but may revisit this issue in later sections. The need to allocate precious land and specify housing numbers must be based on robust data.</p> <p>This is however currently not available and there are confusing and conflicting numbers presented across the variety of documents underpinning the draft WNP: the Housing Need Assessment is outdated; the MHDC indicative number lacks clarity on what it is based (what current builds are/aren't included; what proportion is for local need vs allocated district wide need; what percentage is AH vs market housing?); the Home Choice Plus data also needs challenging (as this can be a gross number not net of already locally housed applicants; can include applicants with unverified need; can include people who have expressed a preference for Welland but have no local connection; and can include people who are no longer actively looking or bidding for properties). The Cotswolds AONB has a useful Position Statement and the accompanying appendices include a useful flow chart that could be a useful benchmark:  <a href="https://www.cotswoldsaonb.org.uk/wp-content/uploads/2021/06/Housing-Position-Statement-FINAL-April-2021.pdf">https://www.cotswoldsaonb.org.uk/wp-content/uploads/2021/06/Housing-Position-Statement-FINAL-April-2021.pdf</a> and</p>	<p>review the inclusion of this land with the DB when reviewing the adopted NP and after the allocation is accepted by the examiner and the development built out.</p> <p>Land that has not been put forward in the 'Call for Sites' by the SWCs cannot be put forward as an allocation for development in this NP.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The issues raised in this response were addressed in this paper. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies provides guidance on suitable evidence bases for planning proposals.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
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<p><a href="https://www.cotswoldsaonb.org.uk/wp-content/uploads/2021/06/Housing-Position-Statement-FINAL-April-2021-Appendices.pdf">https://www.cotswoldsaonb.org.uk/wp-content/uploads/2021/06/Housing-Position-Statement-FINAL-April-2021-Appendices.pdf</a></p> <p>Any specified allocation in the WNP needs to have evidence of need and I would urge the WNP Group to commission further data gathering and challenge the MHDC on the indicative need. Further, with specific regard to WDB1 Policy in the green box, I suggest it needs further specificity and clarity to include, for example, additional clauses:</p> <ul style="list-style-type: none"> <li>- Even within the development boundary, due to being entirely in the AONB or the setting of the AONB, Welland is not a suitable site for further speculative build or housing for wider district need. The developer must present clear evidence that the development is primarily for local need and be of the right type (social rental, affordable rental, market housing etc), size and density for that need and present a social, environmental and economic assessment for independent assessment as per WSD1.</li> <li>- If the development proposal is within the AONB, then the developer must further demonstrate that no suitable alternatives exist outside of the AONB.</li> </ul>	<p>AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	
<p>WDB2 - NO. This policy needs to more clearly state the importance of the NPA being entirely in the setting of the AONB as well as the AONB itself. Applies to Para 5.2.10 also. Minor typo in the Policy (green box) – “Proposals within the Malvern Hills AONB will need to demonstrate they conserve and enhance its landscape and scenic beauty and comply with the requirements of policy WLC1 and policy SWDP23 and any subsequent revisions to this policy within the SWDP Review”. Would suggest the addition of the phrase “and its setting” to the first part of this sentence also. I strongly urge that Para 5.2.12 needs to be rephrased for the reasons listed above in my response to WDB1. Home Choice Plus data must be refined more than is suggested here. May I suggest something along the lines of this: “In this case, local affordable housing need is considered to be</p>	<p>We note your comments about Policy WDB2.</p> <p>This policy is to be deleted due to comments from other consultees and also potential inconsistencies with SWDP policies.</p>	<p>Policy WDB2 deleted.</p>

	<p>defined as those households which are on the Homes Choice Plus waiting list AND who state their preference to be housed within Welland AND who have a local connection (that connection could include, but is not restricted to, family within the WNA, work and/or children at the local school) AND who are actively looking for housing (i.e. have bid for a property in the last year/6months or have only been on the register for less than a year/6 months) AND who have had their need verified as eligible for them to be on the housing register. It should not include households from elsewhere in the area and it should take into account those applicants who are already adequately housed in the community and thus by moving would free up other dwellings in the village."</p>		
106	<p>it would be interesting to see the justification for not including the land off Marlbank Road which is to the north east of the cemetery in the amended development boundary. I have probably heard the justification before, but cannot remember the key points.</p>	<p>We note your comment about the methodology used to determine the development boundary. The development boundary review utilised a similar approach to that taken by the SWCs for the SWDP Review. As a result, Policy WDB1 (now renamed as Policy DB1) has extended the development boundary to incorporate development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of, and has been subsumed into, the adjacent built form. Important community buildings, Welland House and Welland Park have also been included and some minor amendments made to other parts of the boundary. These amendments could provide opportunities for appropriate windfall development to come forward.</p> <p>Some land has been excluded where adverse impact is considered likely and some housing, for example those that are isolated in open countryside and which are not physically related to the settlement, are not included. In addition, some land that had been proposed for inclusion in the development boundary in the Reg14 consultation has subsequently been removed, for example the land north of Cornfield Close. Please see the Development Boundary Review document for the</p>	<p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.</p>



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		methodology used and the rationale for the final boundary proposal.	
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## Welland Reg 14 Consultation - Resident Response Schedule

### Q8: Green Infrastructure

Ref	Resident Comment	WG Response	Action Taken
6	WG1 This should not be considered for development. WG2 This should not be considered for development. WG3 This should not be considered for development.	We note your comments supporting the protection of open/green spaces from development.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.
7	essential to protect and enhance these areas	Noted.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.
13	Is the area in front of Lawn Farm that was designated as POS in Bovis' agreed development plan still POS or has it been returned to Lawn Farm?	We note your question about the area in front of Lawn Farm.  Amendments have been made to Policies WG1 and WG2 (renamed as G1 and G2). Policy G3 has been deleted. Several areas of land in the vicinity of Lawn Farmhouse are now proposed as Local Green Space under Policy G1. See Fig 5.2 in the NP. The site immediately to the east of Lawn Farm has been removed from both LGS and NOS policy proposals.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.
22	In detail the following should be considered:  Provision for Swifts nesting in the church tower would be particularly helpful. Where safe to do so roadside verges should be left to let wild flowers grow and to encourage pollinators.	We note your comments for environmental opportunities for LGS and NOS.	The points raised on swift boxes and wild flowers have been added to the list of potential Community Development Projects at Appendix 6.1.
23	Strongly agree that existing green spaces need all the protection they can get.	Noted.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.
27	Policy WG3 What is the purpose of characterising "Marlbank Brook Open Space" by way of NPPF 92(c) etc? The site exists outside of the settlement boundary and meets no notable incremental health and well-being needs given nearby access to other, higher quality, space and (s98) recreation? The same applies, arguably more so, for	We note your comments about Policy WG3.  The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted. A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.

	<p>(s93) recreational, open space and cultural facilities.</p> <p>Is the inclusion of WG3 designed to specifically deter any further development to the Cornfield Close (WH4A) area even though it lies outside of the development boundary, and yet still might meet the exceptional tests of planning permission required?</p> <p>What discussions have been had between the land owner of "Marlbank Brook Open Space" and the promoters of this NDP, and are they relevant to this policy proposal?</p>	<p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. However, the 2022 LSCA has identified the area as providing an important role in the AONB landscape and it is therefore excluded from any allocation for development and policies strengthened to protect the AONB, its setting, landscape and environmental assets in light of that report and other emerging evidence.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
31	No	We note you are not broadly in agreement with the proposed policies for Green Infrastructure.	No comment provided so unable to take action.
37	<p>WG1 - Local Green Space</p> <p>5.3.4 - To conserve and enhance biodiversity</p> <p>Green spaces could be mowed less frequently allowing wildflowers to thrive, which in turn benefits pollinators and other wildlife. If designated areas within the green spaces could be managed more sensitively, this would greatly benefit wildlife. Also, hedge cutting could be carried out more sensitively and only cut back more severely in areas where road visibility is affected.</p> <p>WG3 - Marlbank Brook Open Space</p> <p>5.3.14 - To conserve and enhance biodiversity</p> <p>I am a member of Malvern Bird Group and keep a</p>	<p>We note your comments on the management of Green Spaces under Policy WG1 (renamed now as Policy G1) for wildlife gain.</p> <p>This is a management issue and not a land use planning matter. Your comments have been passed to the Parish Council.</p> <p>We note your comments on biodiversity at the site previously proposed as Marlbank Brook Open Space.</p> <p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. However, the 2022 LSCA has identified the area as providing an important role in the AONB landscape and it is therefore excluded from any allocation for development</p>	<p>The points raised have been passed to the Parish Council for its attention</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>

	<p>count of all species of birds which are present where the Marlbrook Open Space plan is proposed. I observe the impact of existing development on bird populations. Song thrushes have left the area along the brook since we moved here nearly five years ago. Also skylarks (and hedgehogs) have been displaced by development.</p> <p>In Cornfield Close there is a section of wildflower meadow which is managed for wildlife. This provides a perfect space for pollinators and insects which provide food for local nesting house martins and other birds. This is a fantastic way of providing for existing wildlife and especially if such spaces can be linked up as wildlife corridors.</p>	<p>and policies strengthened to protect the AONB, its setting, landscape and environmental assets in light of that report and other emerging evidence. Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
40	<p>Important to have clearly defined policy such as that included in the plan.</p>	<p>Noted.</p>	<p>Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.</p>
60	<p>Where possible green spaces should be preserved and if possible extended. Development should be within agreed boundaries.</p>	<p>We note your comments on the protection and extension of green spaces.</p>	<p>Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted. Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
79	<p>THE POLICIES IN GENERAL ARE WELL FOUNDED AND SHOULD WORK WELL TO PROTECT OUR GREEN SPACES FROM INAPPROPRIATE DEVELOPMENT.</p> <p>WE SHOULD THINK HARD ABOUT THE WLGS03 DESIGNATION, WHICH INCLUDES ALL THE LAND TO THE SW OF THE PARISH HALL. WOULD THIS DESIGNATION INHIBIT EXTENSION OF THE PARISH</p>	<p>We note your comments agreeing broadly with the Green Infrastructure proposals.</p> <p>We note your comments on (W)G1 regarding WLGS03.</p> <p>The (W)G1 policy is similar to Green Belt policy which does allow for built development relating to the provision of appropriate facilities for outdoor sport, outdoor recreation. However, an extension to the village</p>	<p>Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.</p>

	HALL SHOULD IT EVER BE DEEMED NECESSARY?  MAYBE DOWNGRADE TO NOS AND LOOK AGAIN AT THE WORDING OF WG2 TO ACKNOWLEDGE THE POTENTIAL FOR BUILT COMMUNITY FACILITIES.	hall which was not relating to the outdoor recreation of Welland Park would be considered inappropriate.	
82	I don't think the land which is already protected by SSSI status needs to also be governed by this neighbourhood plan	We note your comment about SSSI status.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.. WNOS002 removed as a proposed NOS.
84	We love the idea of creating more community around the use of green spaces	Noted.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.
105	GENERAL COMMENT: As per 6.8 – there will be tree and woodland planting encouraged. This is great, but would urge reference to some of the landscape reports with this such that blocks of woodland are avoided and linear planting, e.g along Marbank Brook, is encouraged as more appropriate to the traditional landscape.	We note your comment about appropriate tree and woodland planting.	All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.  Linear planting included in Design Guide and Code document.
	WG1 – NO. I would welcome the addition of further Green Spaces – in the location (whole or part, depending on it some of it will be used for development) of Cornfield Close III and also to the north of that site and of Cornfield Close II, and also (if not used for allocated development) the parcel of land north of the cemetery and Welland House. Without applying Green Space to these areas, unless justified for allocation in this Plan, they will be left vulnerable to infill/creep.	We note your comments calling for further green spaces.  It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. However, the 2022 LSCA has identified the area as providing an important role in the AONB landscape and it is therefore excluded from any allocation for development and policies strengthened to protect the AONB, its setting, landscape and environmental assets in light of that report and other emerging evidence. Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with.	Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted. A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.  Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.  All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape

		and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.
WG2 - NO. Would prefer Green Space north of Cornfield Close. This space is most important for protection from development and also its ecological/natural capital value (biodiversity, flood management, soil carbon capture etc)	<p>We note your comment expressing a preference for Green Space north of Cornfield Close.</p> <p>This area is being treated in the NP as two separate portions. The southern portion has been identified in the 2022 LSCA as the most suitable site available for development. The northern portion can be defined approximately as the area previously proposed in WG3 as open space. This is no longer proposed, either as Local Green Space or as Neighbourhood Open Space. However, the 2022 LSCA has identified this northern portion as providing an important role in the AONB landscape. It is therefore excluded from any allocation for development and policies strengthened to protect the AONB, its setting, landscape and environmental assets in light of that report and other emerging evidence. Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with.</p>	<p>Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
WG3 - MIXED VIEWS. IF the allocated land for Cornfield Close III goes ahead, then it is necessary. However, I don't like the scale or siting of that development, and question its inclusion in the Plan. But I question even in this circumstance whether it ought to be included as a Green Space under WG1 if this potentially adds better protection and if in fact the rationale for it is primarily for landscape value, ecological reasons and to prevent further development. 5.8.22 suggests the area is also a flood risk and therefore the natural systems value of the site is important.	<p>We note your comments calling for further green spaces.</p> <p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. However, the 2022 LSCA has identified the area as providing an important role in the AONB landscape and it is therefore excluded from any allocation for development and policies strengthened to protect the AONB, its setting, landscape and environmental assets in light of that report and other emerging evidence. Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with.</p>	<p>Policies WG1, WG2 renamed as G1 and G2 and reviewed and updated. Policy WG3 deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>

			All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.
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## Welland Reg 14 Consultation - Resident Response Schedule

### Q9: Biodiversity

Ref	Resident Comment	WG Response	Action Taken
22	See earlier comments.	See response in earlier Schedules.	See action in earlier Schedules.
31	No	We note you do not broadly agree with the proposed Biodiversity policy.	No comment provided so unable to take action.
37	<p>WB1 - Local Biodiversity</p> <p>I wholly agree with the policy on local biodiversity. Planning applications should be refused that have a significant impact on biodiversity and new development should be subject to scrutiny regarding existing habitat. Plans should be submitted regarding how to improve the area for wildlife alongside new development. For example, in Cornfield Close we have a new wildflower meadow area which is designated as such and managed for wildlife with minimal intervention to allow wildlife to survive and thrive. Further development should be extremely sensitive to existing habitat alongside the brook.</p> <p>In general, green spaces in the village could be mowed less frequently allowing wildflowers to thrive, which in turn benefits pollinators and other wildlife. If designated areas could be managed more sensitively, this would greatly benefit wildlife. Also, hedge cutting could be carried out more sensitively and only cut back more severely in areas where road visibility is affected.</p> <p>Nesting boxes for birds and bats could be utilised in new developments as with Phase 1 of Cornfield Close. House martins nest under the eaves of the new houses and boxes for birds in general (and bats) have also been provided. It is also an excellent idea to install swift</p>	<p>We note your positive comments regarding the Biodiversity policy.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment. These are considered critical issues for the NP to deal with. Measures to protect the environment have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>We note your comment about managing green spaces for wildlife.</p> <p>This is a management issue and not a land use planning matter. Your comments have been passed to the Parish Council.</p> <p>We note your comments about nesting boxes.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p> <p>The points raised regarding the management of green spaces for wildlife have been passed to the Parish Council for its attention.</p> <p>The points raised regarding nesting boxes for birds and bats have been added to the list of potential Community Development Projects at Appendix 6.1.</p>



	boxes or bricks on house walls. Welland has a resident population of swifts nesting in the roof spaces of properties along Marlbank Road. If these roofs are closed off in future, the swifts will be made homeless, hence providing boxes or bricks to help this RSPB red-listed bird will be a major step in enhancing biodiversity.		
43	Critical. Would love to see the ponds near the entrance to the common dug out and returned to what they were many years ago	We note your comment about ponds on the common. The common is not in the Neighbourhood Area and therefore the NP cannot have a policy relating to it.	The point raised regarding restoration of the ponds on the common have been added to the list of potential Community Development Projects at Appendix 6.1.
70	Key to respecting, preserving and fostering local biodiversity is ensuring that the edges of our village where it connects with the AONB and SSSI remain green and vibrant spaces, thereby ensuring that heart of the village is not cut off from our most precious and biodiverse local habitat; Castlemorton Common. The one thing we must avoid above all else is allowing a few preserved green spaces at the heart of the village to be severed from the surrounding countryside; an small oasis of green surrounded by a barren desert of concrete is no oasis at all, and biodiversity will soon be lost if it can't find it's way through the landscape. To that end, it should be reflected in the Plan (in this section or elsewhere) that we as a village seek to maintain corridors of movement for wildlife (including but not restricted to along the natural surface water drainage lines of our ancient clay pools and streams) between the Common and Hurst Bank, and areas like Purser's Orchard and our community green spaces and residential gardens. Such corridors, arteries connecting the village's green heart to surrounding flora and fauna from the unique habitat of the AONB, should be maintained with sufficient agricultural space, ground cover, tree cover and established hedging etc. to ensure that we remain a village that, despite the ongoing march of development, is a rural settlement connected intrinsically to the AONB and SSSI on our southern boundary. The value of maintaining and protecting BMV land and	<p>We note your comments about the importance of wildlife corridors and wider mosaic of habitats.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>BMV land is protected through national and local planning policy. Such sites, and other important designated areas and landscapes were specifically analysed in the LSCA and site assessment processes.</p>	<p>WB1 renamed as Policy B1 and reviewed and updated. Specific reference to the AONB Nature Recovery Plan is included.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p> <p>The points raised regarding maintaining and providing wildlife corridors have been added to the list of potential Community Development Projects at Appendix 6.1.</p>

	<p>other green spaces particularly on the south east of the B4208, which is the main corridor between the AONB and Pursers and Mutlow's Orchards etc. should be recognised as being as important to the village of Welland as that which is enshrined and protected within the development boundary. What little areas of orchards still remain, and we should not forget that orchards absolutely define Welland's history and structure, are all located in southern quadrant defined by the B4208 and A4104, and therefore this area in particular should be protected from any further large scale development, so that a rich and varied biodiversity can thrive.</p> <p>The way that Welland has demonstrated, and continues to demonstrate a forward thinking and holistic approach to the graduation of land use from boundary to village centre, which moves beautifully from SSSI and AONB on the southern boundary, to conserved BMV land which allows wildlife to thrive at and around that boundary (a boundary which nature doesn't perceive), to light domestic development and redevelopment of old agricultural small holdings, to denser but considered development at the heart of the village around local amenities and the A road, should be held up as an exemplary and nationally important example of how a rural community adjoining an AONB and SSSI should evolve.</p>		
77	<p>It is critical to get good biological surveys done prior to any new developments which don't miss the presence of key species and habitats. You cannot offset the loss of an ancient woodland or meadow by planting a new one - they take hundreds of years to develop.</p>	<p>We note your comment on the need for good biological surveys.</p> <p>Policy WB1 (renamed now as Policy B1) requires the submission of a proportionate and current Ecological &amp; Biodiversity Survey with planning applications which should identify the type and condition of habitats and species within the site and also its contribution to the wider mosaic of habitats in the area.</p>	<p>WB1 renamed as Policy B1 and reviewed and updated.</p>
79	<p>NO COMMENT</p>	<p>Noted.</p>	<p>No comment provided so unable to take action.</p>

81	<p>In practice, hard to achieve if further housing development is allowed.</p>	<p>We note your comment on the practicality of achieving biodiversity objectives with housing development.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Further, the Environment Act 2021 expects all new development (with a few exemptions) to provide a 10% net gain in biodiversity post development.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity.. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>WB1 renamed as Policy B1 and reviewed and updated. Specific reference to the AONB Nature Recovery Plan is included.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p>
105	<p>IN PART. This policy always concerns me. It has to be done very carefully. If you build on even part of a greenfield site, just by planting up some small portion of it doesn't necessarily create net biodiversity. And the wider impact on the habitat and ecosystem and natural capital has to be balanced with biodiversity too. And the biodiversity net gain has to be of the "right type" and relevant to the setting. The importance of the point</p>	<p>We note your comment on the practicality of achieving and maintaining meaningful net biodiversity gain.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity.. These are considered critical issues for the NP to deal with.</p>	<p>WB1 renamed as Policy B1 and reviewed and updated. Specific reference to the AONB Nature Recovery Plan is included.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape</p>

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Q9 ScheduleV2

	<p>made about maintenance in 5.4.4 cannot be stressed enough; what guarantees for provision for this would there be?</p>	<p>Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>Demonstration of how biodiversity net gain will be maintained is an explicit requirement of Policy WB1 (now renamed as Policy B1).</p>	<p>and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland’s green space, landscape and biodiversity</p>
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## Welland Reg 14 Consultation - Resident Response Schedule

### Q10: Landscape Character

Ref	Resident Comment	WG Response	Action Taken
15	Would prefer the wording to be stronger, e.g. 'must comply with good practice guidance' rather than 'have regard to', and 'development proposals within the AONB must be sensitively located and designed' rather than 'should'.	<p>We note your comments on the phrasing of the policy on Landscape Character.</p> <p>The NP must have care that it meets the Basic Conditions; for example, development proposals may only have to regard to good practice/guidance rather than state a requirement for compliance with them.</p> <p>However, many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. The NP has therefore been reviewed to ensure provisions for the protection of the AONB and these other valued local assets are adequately included and strengthened where required.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
22	Limited development in AONB.	<p>We note your comment about development should be limited in the AONB.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, and environmental assets - including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p>

			Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.
<b>27</b>	<p>5.5.2 Correction: "The remainder of the WNA is considered to lie OUTSIDE of the AONB"</p> <p>5.5.9 Only sites within the AONB itself, (not just within the WNA) ought to require an LVIA. Reference ID: 8-042-20190721 limits the consideration only to "long views from or to the [AONB]". Only those sites which attract defined long views should be considered as requiring a LVIA, not those just because of their proximity to the AONB boundary.</p>	<p>We note your comments about phrasing used for the AONB and regarding the requirement for an LVIA.</p> <p>The whole of the WNA is either within or in the vicinity of the AONB. Development in the vicinity of the AONB may be considered to be in its setting.</p> <p>PPG Paragraph: 042 Reference ID: 8-042-20190721 states: "<i>How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with? Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.</i>"</p> <p>The LSCA has identified that long views to and from the AONB from land outside of the AONB but within the parish as being important. Therefore, the requirement for a LVIA is considered necessary.</p>	<p>NP narrative and policies updated to clarify that development in the WNA may fall within the AONB or its setting.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
<b>31</b>	No	We note you are not broadly in agreement with the policy on Landscape Character.	No comment provided so unable to take action.
<b>60</b>	One of the attractions of the area is its natural beauty and preserving this should be a major factor in any development.	<p>We note your comments highlighting the importance of preserving the natural beauty of the area.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with.</p>	All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.

		Measures to protect the special qualities of the AONB, its landscape and setting, and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.	<p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
69	Inconsistency in the application planning decisions - there are some buildings recently approved which by no stretch of the imagination could be described as sitting comfortably with the local vernacular.	<p>We note your comments about housing design and local character.</p> <p>Many of the NP’s policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>All proposed developments should, to have planning permission granted, accord with all relevant policies within the NP and SWDP (and its successors).</p>	<p>A further LSCA study was conducted following Reg 14 consultation.</p> <p>Design Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document development specifically considered this study, AONB guidance and consultation responses.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
79	NO COMMENT	Noted.	No comment provided so unable to take action.
81	Can this be achieved? Recent development, especially bordering Castlemorton Common, shows that MHDC Planning	We note your comments about housing design and valued local landscapes.	A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.

	<p>Department gives low priority to protecting a local landscape, which happens to be in the AONB.</p>	<p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>All proposed developments should, to have planning permission granted, accord with all relevant policies within the NP and SWDP (and its successors).</p>	<p>Design Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document development specifically considered this study, AONB guidance and consultation responses.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
<p><b>105</b></p>	<p>YES. NB a typo in 5.5.7. Last sentence should surely read, "As such the policy has regard to the AONB Management Plans and the Malvern Hills AONB Guidance documents"?</p>	<p>We note your comment regarding having regard to AONB management plans and guidance.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>



## Welland Reg 14 Consultation - Resident Response Schedule

### Q11: Community Infrastructure

Ref	Resident Comment	WG Response	Action Taken
9	<p>With regards to the development of the Pheasant Public house. I totally disagree with the new plans put forward by the owner to build flats and a small cafe on site. The original agreement, as I understand it, was for the pub to be reinstated along with the current housing which has now been built.</p> <p>The owner has clearly breached the agreement and is now seeking to pull the wool over people's eyes one again. Why he was allowed to do this without any legal comeback I don't know. It's about time these land developers were faced up to.</p>	<p>We note your comments on the importance of the reinstatement of the pub for the community.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.</p>	None needed.
15	<p>(WC1) Would prefer wording to be strengthened, i.e. owner should show evidence that they have actively tried to find a buyer and avoid change of use. (WC2) Will all development be supported if it meets the criteria?</p>	<p>We note your comments about policies WC1 and WC2 (now renamed as C1 and C2).</p> <p>As a result of comments received on policy C1, it is proposed to be amended to refer to policy SWDP37B and SWDP10 (for the shop and post office) which is considered more effective.</p> <p>Regarding C2: Providing the proposed development accords with all relevant policies within the NP and SWDP (and its successors) then according to the legislation it should be approved.</p>	Policies WC1 and WC2 renamed as Policies C1 and C2 and reviewed and updated.
18	In particular the refurbishment of The Pheasant to be brought back into use as it was intended, a public house.	<p>We note your comments on the importance of the reinstatement of the pub for the community.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community</p>	None needed

		Development Projects (Appendix 6.1) and remains a priority.	
28	In particular I feel the Pheasant Inn should be used for the good of the village and the planning process should not be manipulated to turn it into a mini block of flats. A council or village buy out would be preferable. It should not be left as another Talbot Inn as in Upton	We note your comments on the importance of the reinstatement of the pub for the community.  The re-opening of the Pheasant Inn as a community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.	None needed
60	Agree - the village needs to address this to preserve and enhance its local identity and cohesion	We note your comments endorsing that the policies support local identity and cohesion.	None needed
69	Village facilities are sparse, and those that currently exist are unattractive to many users.	We note your comments that village facilities need to be improved.  Policy WC2 (renamed as Policy C2) supports proposals which enhance existing facilities which could help improve their offer.	None needed.
79	NO COMMENT	Noted.	No comment provided so unable to take action.
81	I cannot see how there can be new buildings for the community when there are no suitable locations for these.	We note your concern that there are insufficient suitable locations for new community buildings.  Amendments to the development boundary (Policy DB1) may present new opportunities.  Policy WC2 (renamed as Policy C2) includes opportunities for improvements to existing facilities.	None needed
105	Yes.	Noted.	None needed

## Welland Reg 14 Consultation - Resident Response Schedule

### Q12: Local Historic Environment

Ref	Resident Comment	WG Response	Action Taken
18	No Comment	Noted.	No comment provided so unable to take action.
27	5.7.2 Non-designated heritage assets. Given the presumption that "A substantial majority of [non-designated heritage asset] buildings have little or no heritage significance" (PPG 039), the policy requirement cannot then be for an applicant to describe the significance of any non-designated building. It is for the Planning Authority to determine whether any heritage significance exists, and only then weigh the extent of it against harm and benefit.	We note your comments about non designated heritage assets.	Clarification on the identification of a non-designated heritage asset has been included in the Reasoned Justification to the policy.
60	Knowledge of the past, including sites, important to generating community wellbeing	We note your comments highlighting the importance of heritage assets to community wellbeing.	None needed.
69	The principal non designated heritage asset, - the Pheasant Inn - has been allowed to deteriorate to the point where it is now an eyesore. Proposals to develop the site have been rejected on more than one occasion, sometimes at the last minute. The community has not been served well.	We note your comments regarding the Pheasant Inn.  The re-opening of the Pheasant Inn as a valued community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.	None needed
79	HOW IS THIS POLICY INFLUENCED BY THE PROPOSALS FOR LOCAL LISTING THAT ARE PRESENTLY BEING CONSULTED ON BY MHDC	We note your comment querying MHDC's local listing proposals.  A non-designated heritage asset as referred to in the policy would be one that has been nominated to and agreed by MHDC for local listing as per the proposed Local List SPD.	Nomination of buildings/structures to MHDC for local listing has been added to the list of potential Community Development Projects at Appendix 6.1.
82	They have not gone through the same process as a Designated Heritage Assets. So should not be made a Non-Designated Heritage Assets as it is matter of opinion for them to become so	We note your comment about the non designated heritage asset process.  A non-designated heritage asset as referred to in the policy would be one that has been nominated to and	Nomination of buildings/structures to MHDC for local listing has been added to the list of potential Community Development Projects at Appendix 6.1.

		agreed by MHDC for local listing as per the proposed Local List SPD.	
<b>105</b>	Yes	Noted.	None needed
<b>106</b>	Are there any non-designated heritage assets in WNA?	<p>We note your question about non-designated heritage assets.</p> <p>A non-designated heritage asset as referred to in the policy would be one that has been nominated to and agreed by MHDC for local listing as per the proposed Local List SPD. Having said that, there are some buildings and structures which may meet the criteria for such but which have yet been nominated.</p>	<p>Nomination of buildings/structures to MHDC for local listing has been added to the list of potential Community Development Projects at Appendix 6.1.</p>

## Welland Reg 14 Consultation - Resident Response Schedule

### Q13: Development and Infrastructure

Ref	Resident Comment	WG Response	Action Taken
7	with this in mind why haven't the council insisted that the access road to Spring Meadows Close be completed?	We note your comment about the unfinished access road to Spring Meadows Close.	The Parish Council has been advised of this comment and requested to make enquiries with MHDC/WCC Highways.
15	(W11) Will all development be supported if it meets the criteria? (W14) Would prefer all development to include improvements to water drainage infrastructure - even if existing infrastructure appears adequate now, it may not be in 20 years' time. (W15) Would prefer to see Active Travel Corridor being actively promoted/developed. Support use of former railway route.	<p>We note your query about Policy W11 (now renamed as Policy I1), whether all development would be supported if it meets the criteria.</p> <p>Providing the proposed development accords with all relevant policies within the NP and SWDP (and its successors) then according to the legislation it should be approved.</p> <p>We note your comment about water drainage infrastructure.</p> <p>Policy I1 expects statutory authorities to assess the infrastructure requirements for the area and ensure a robust assessment of the impact of new development on infrastructure provision is provided.</p> <p>W14 (now renamed as Policy I3) provides important local context for the application of national and local policy to ensure the provision of surface and foul water drainage and management systems that are sustainable and suitable for the longer term for the community.</p> <p>We note your comments about active promotion of the Active Travel Corridor and your support for the use of the former railway route.</p> <p>Policy W15 (now renamed as Policy I4) seeks to safeguard the route as an Active Travel Corridor and also utilise funding opportunities from new development, where viable, towards the delivery and maintenance of the corridor.</p>	<p>W11 – renamed as Policy I1. none needed</p> <p>W14 –renamed as Policy I3 and reviewed and updated</p> <p>W15 – renamed as Policy I4 and active promotion/ development of the Active Travel Corridor has been added to the list of potential Community Development Projects at Appendix 6.1.</p>

18	To make sure that any levy charged by MHDC is actually for the local community in Welland and not swallowed up in the big melting pot.	We note your comments about CIL receipts.  Once the NP is 'made' 25% of the CIL receipts will be available to the Parish Council (at present it is 15%). The remaining proportion is the responsibility of MHDC.	None needed.
22	High quality broadband and mobile phone reception essential.	We note your comment endorsing the objective of policy W12 (now renamed as Policy I2).	Policy W12 renamed as Policy I2.
24	Certain aspects of development of infrastructure fall outside the control of the council. Take, for example, the installation of fibre broadband around the village. Not controlled by any planning requirements, not required to be monitored. Best available technology not used. Probable technology life less than 5 years. The plan talks about micro generation and charging points for electric cars. All good points but if this results in a switch to say heat pumps across even 50% of the village, the electrical load demand on the existing infrastructure would not be sustainable. This would then be a piecemeal development, not thought through, and would result in a scrambled solution, probably using the cheapest, easiest, quick fix. Some means of control of this potential situation needs to be considered. The communications infrastructure was well thought through for the new developments, but the addition of fibre broadband to other areas was not controlled or designed, and has led to unsightly above ground cable routes which are vulnerable to weather and other forms of damage.	We note your comments calling for a coordinated and controlled approach to the provision of infrastructure.  The NP can provide the land use planning framework to support the provision of this infrastructure. However, it is acknowledged that there is a need to have a strategic approach to the provision of the infrastructure required to move away from carbon sources but that this goes beyond the planning system.	The Parish Council has been advised of this comment in order that they can consider future opportunities for coordination and communication that may become available to control and deliver coherent and sustainable infrastructure provision.
28	The Active Travel Corridor must link with neighbouring parish's and not be a stand alone feature	We note your comment on the importance of coordinating the Active Travel Corridor with neighbouring parishes.  This can't be done within the NP as it can only relate to land within the Welland parish. However, the ATC is within the WCC Local Transport Plan. We would suggest you direct your comments to consultations on the next version of the LTP.	None needed

40	It's important to move forward into the next 2 decades with a clear plan to keep Welland a lively active village	<p>We note your comment on the importance of keeping Welland an active village.</p> <p>The NP seeks to do this whilst protecting the parish's important assets.</p>	None needed
43	Not sure that putting up EV charging points where as far as I can tell nearly everybody can charge their cars from their houses	<p>We note your comment about the need for EVCPs.</p> <p>Policy WI3 regarding electric vehicle points has been deleted as the need for it has been superseded by the requirements of Part S of the Building Regulations which came into force on 15 June 2022. However, the provision of EV charging points in car parks in Welland has been included in Appendix 6.1 Community Development Projects.</p>	<p>Policy WI3 deleted.</p> <p>The provision of EVCPs for existing car parks in Welland has been added to the list of potential Community Development Projects at Appendix 6.1.</p>
49	<p>I would like to see a pavement/ pathway incorporated into the plan that extends up the B4208 to the Welland boundary, just past California Lane. As a resident on this busy road (with young children, likely to attend the local school) I find it to be a great shame that I have to get in my car to get to the village. I would love, as I'm sure my fellow residents off this road, to access the village facilities by foot for physical health as well as environmental reasons.</p> <p>I would also encourage the placement of a speed camera at this end of the village to deter the constant speeding that happens on the B road</p>	<p>We note your suggestions for a pavement/pathway extending up the B4208 and for a speed camera on that road.</p>	<p>The comments made have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
69	<p>Active Travel Corridor, as described in the Plan, has little use except as a leisure facility. Welland is already well served by road links, which provide ready made travel corridors- what us needed is better public transport provision, which the Plan barely mentions. There is no public transport link to Malvern, from where decisions affecting Welland are made.</p>	<p>We note your comments regarding the ATC and also the comment about the lack of public transport link with Malvern.</p> <p>The ATC could be used as a commuter route with an ultimate link to Malvern and Upton.</p> <p>It is agreed that public transport provision is poor. The provision of public transport is not a land use planning matter. A policy in a NP is unable to demand public transport provision associated with new development.</p>	None needed.

		This is the reason it is included in the Community Development Projects at Appendix 6.1.	
79	W14 THE 2 SENTENCES BEGINNING SURFACE WATER SHOULD BE DELETED.	W14 (now renamed as Policy I3) provides important local context for the application of national and local policy to ensure the provision of surface and foul water drainage and management systems that are sustainable and suitable for the longer term for the community	Policy W14 renamed as Policy I3 and reviewed and updated as necessary.
81	W16 - I have always been ill at ease with "kick-backs" from developers - especially with S.106 payments.	We note your comments about S106 payments.  As a result of other comments this policy is to be deleted with the wording moved to the Non-Policy Actions chapter.	Policy W16 deleted and relevant content moved to the Non-Policy Actions chapter of the NP.
105	GENERAL COMMENT: The inclusion of the definition of major development in 5.8.5 is wrong and misleading and could lay open for misinterpretation a lot of the rest of the policies. The definition provided does not apply to development within the AONB (and arguably its setting) – i.e. does not apply to the Welland NPA. There is no definition of what constitutes major development in an AONB. This has been successfully challenged. I would therefore suggest that ALL – not just major - development (that is not householder development) should therefore provide the infrastructure assessment required in the policy.	We note your comment about major development in the AONB.	All policies reviewed and updated to ensure appropriate reference to NPPF and local plan policy provisions, and also Malvern Hills AONB Management Plan and guidance, regarding the AONB and its setting.
	W11 - YES ...but would have like more and specifics about public transport and hired/shared transport. This is a critical resource lacking in the village and – as someone whose eyesight could compromise driving in the future – this is a significant concern personally as well as for others in the village who cannot drive or who do not have a car. It particularly affects specific vulnerable groups in the community, including the poorest who cannot afford to run a car, the elderly or those with visual or physical impairment, restricting opportunities for employment, accessing healthcare etc. Finally, it severely impacts our young people, limiting their opportunities. The continued reliance on	We note your comments about public transport.  The provision of public transport is not a land use planning matter. A policy in a NP is unable to demand public transport provision associated with new development. This is the reason it is included in the Community Development Projects at Appendix 6.1.  Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at	All policies and associated documents updated as necessary regarding connectivity and sustainable transport.



	the private car also majorly impairs the capacity for the village to reduce its carbon footprint. Please can we therefore have a specific policy in its own right about public transport?	Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.	
	WI2 - WI6 – YES	Noted.	None needed
<b>106</b>	Will expenditure on projects outside of WNA be permitted if such projects will benefit residents of the WNA?	We note your comments on projects expenditure.  Development outside of the WNA is outside the scope of the NP.	None needed.

## Welland Reg 14 Consultation - Resident Response Schedule

### Q14: Design

Ref	Resident Comment	WG Response	Action Taken
6	WD2, The movement and access should be looked at and the provision of wider roads and turning circles should be made larger, the roads in the new developments are not wide enough in places for two vehicles. The refuse lorry's have to reverse up the roads because there is not enough room to turn around.	We note your comments on road accessibility.  Criterion 5 of policy WD2 (now Policy D2) refers to the design of roads in new development accommodating refuse vehicles safely and efficiently.	Policy reviewed and updated.
18	The interpretation of the code can be seen from many different view points so in fact do not mean much.	We note your comments on the specificity of the Design Code.  The Design Guide provides the key principles for new design. It is not intended to be a rule book and planning legislation and policy would not allow for that.	None needed.
21	WD1: I am not convinced that the Welland neighbourhood area has an identifiable "local distinctiveness". WD1: Point 6 is covered by other policies and could be deleted.	We note your comments about local distinctiveness and on point 6 of Policy WD1 (now D1).  The Design Guide has been reviewed to ensure the elements of local distinctiveness that exist within the Village are represented.  We agree with your comment on point 6 and it has been removed from the policy.	WD1 renamed as D1 and reviewed and updated. Criterion 6 removed as dealt with in relevant policies.
23	Greater care needs to be taken to see that new developments make a positive contribution to the character of the area. Spring Meadows and the Pheasant site housing are not especially appealing from the main roads and could definitely be better. With such busy roads passing through the village, why should new houses have to be sited so close to traffic? Air quality is important, especially to children's health.	We note your comments about development making a positive contribution to character and the importance of good air quality for health.  Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are	A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.  Design Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document development specifically considered this study, AONB guidance and consultation responses.

		<p>considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>The Design Guide and Code document and policy WD1 (now Policy D1) seek to ensure new development makes a positive contribution.</p> <p>A key objective of the NP is to site new development within the Development Boundary where it would be close (and within walking distance) to key services and amenities. If new development was sited away from the village centre it would be isolated and generate more car journeys and traffic.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
<b>27</b>	<p>Policy WD2 5.9.15 all applications, while unlikely in themselves to have the competency of incorporating road design standards, must have due regard to, and be consistent with, the design standards outlined in LTN 1/20, "Cycle Infrastructure Design". No application may include any access, highway or road component that is not consistent with LTN 1/20.</p>	<p>We note your comment about consistency with LTN 1/20.</p> <p>The policy refers to WCC's Streetscape Design Guide which makes reference to cycle infrastructure design. The latest version of this is dated Spring 2020. The LTN 1/20 was issued in July 2020 and so post-dates the WCC guidance.</p>	<p>Policy WD2 renamed as Policy D2. The RJ for Policy D2 updated to include reference to this Local Transport Note in relation to the design of cycle routes under criterion 5 of the policy.</p>
<b>37</b>	<p>Regarding design of housing, etc, this should include landscaping of back gardens. In Phase 1 of Cornfield Close, gardens were filled in with building rubble including dangerous materials, and the top soil was removed leaving home owners with almost unusable gardens. The developers and builders should be more tightly regulated to avoid this happening.</p>	<p>We note your concerns about filling the land with building rubble and dangerous materials.</p> <p>Unfortunately it is not an issue for planning or one the NP can address but is something that needs to be raised directly with MHDC's Environmental Health or WCC's Regulatory Services Departments.</p>	<p>None needed.</p>
<b>56</b>	<p>Modern house designs to be encouraged, the village has grown up as a jumble of house designs depending</p>	<p>We note your comment encouraging modern house designs.</p>	<p>None needed.</p>

	on the era of building, no need to set what's here in aspic.	Both Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document allow for contemporary design and do not seek pastiche design for new development. However, they do seek to ensure that new development is appropriate to the context of the village and makes a positive contribution to the character of the area.	
69	See comments above on planning decisions.	See response in Schedule Q13.	See response in Schedule Q13.
79	NO COMMENT	Noted.	No comment provided so unable to take action.
81	New developments, wherever they might be, more often than not, change the character of the area and do not enhance.	<p>We note your comment about the need to enhance the character of the area.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity.. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>Both Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document seek to ensure that new development is appropriate to the context of the village and makes a positive contribution to the character of the area.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023. Design Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document development specifically considered this study, AONB guidance and consultation responses.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
83	In the appendices there is a photo of Myrtle Cottage please can this be removed as I own this house. I don't believe it to a typical cottage in welland as there are no others like it and black and white façade was added in 2008 and was previously have a rough rendered	<p>We note your comments regarding the inclusion of photos of Myrtle Cottage in the Design Guide and Code.</p> <p>The authors of the Guide include these public views of the cottage as it is illustrative of a cottage typology of</p>	None needed

		which there are many of widely differing forms and finishes in the neighbourhood area.	
105	<p>WD1 - NO. The main policy statement (green box) should also explicitly mention the AONB Design Statements and Guidance</p> <p>WD2 - YES. But caveat still about buses etc.</p>	<p>We note your comment about the need to include reference to AONB guidance.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>We note your comment about public transport in relation to Policy WD2 (now renamed as Policy D2).</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All policies reviewed and updated to ensure appropriate reference to Malvern Hills AONB Management Plan and guidance, regarding the AONB and its setting.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Design Policy WD1 (now renamed as Policy D1) and the Design Guide and Code document development specifically considered this study, AONB guidance and consultation responses.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>

## Welland Reg 14 Consultation - Resident Response Schedule

### Q15: Housing Land

Ref	Resident Comment	WG Response	Action Taken
9	Please see earlier comments regarding housing development	See responses in earlier Schedules.	See actions in earlier Schedules.
21	WH3: Building regs part M states that M4(2) and M4(3) are ALTERNATIVES and cannot both apply; this needs a wording change in the policy (replace "and" with "or").	We note your comments on Building Regs Part M.	Policy wording amended.
23	Older people wanting to downsize need smaller, but still attractive, properties. Many older people would opt for bungalows but very few are built these days.	We note your comment on the need for smaller, attractive accessible properties.  The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
37	WH2: Affordable Housing Provision  Phase 1 of Cornfield Close comprised a mix of open market and affordable properties either through shared ownership or social rent. These affordable properties have provided a lifeline for people and families wishing to put down roots in Welland. I feel that affordable properties should be prioritised for those who were born and brought up in the village (and/or surrounding villages), or who have family living there or who work nearby.	We note your comment on the need to deliver affordable homes prioritised for local people.  The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.  The proposed allocation in the NP (Policy H4) is for 100% affordable homes. Local people will be prioritised as per the Malvern Hills <a href="#">Rural Lettings Policy</a> (January 2021) - this provides the up-to-date policy regarding qualifying persons, local connection and grouped parishes (note - Welland and Little Malvern are grouped together).	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
52	Not sure why there is an emphasis on having more terraced housing..... is this what people want? Or is it because they will tend to be more affordable?	We note your comment about terraced housing.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing

	People seem to wanting to spend more time in their gardens, and terraced houses often have problems getting equipment etc into their back garden unless there is rear access.	The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Short span terrace homes are cited as just one of a number of acceptable housing types in the NP that could help deliver the smaller types of properties needed in the village.	need. The resultant NP housing policies have regard to the findings of that study.
60	Housing is required and this seems a pragmatic proposal	Noted.	None needed.
69	Agree with general policies in these three areas, but disagree with some of the proposals - e.g. opposition to terraced housing when such housing has existed in the village for many years.	We note your comment about terraced housing.  The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Short span terrace homes are cited as just one of a number of acceptable housing types in the NP that could help deliver the smaller types of properties needed in the village.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
77	I'm still not clear on what the term 'affordable housing' really means as the vast majority of (even relatively small) new houses are unaffordable to people seeking to get onto the housing ladder. Mortgage lending used to be set at 3 times the value of an annual salary which today for most people would see a mortgage limit of around £100,000 - not enough to buy even the smallest flat.	We note your comment about affordable housing.  In terms of the NP, the definition of affordable housing can be taken from the glossary to the NPPF or the Planning Practice Guidance. See <a href="#">link</a> for definition. This definition can be included within the Glossary to the NP.  The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is for 100% affordable homes.	A definition for affordable housing has been added to the NP Glossary.  A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
79	NO COMMENT	Noted.	No comment provided so unable to take action.
81	"Affordable Housing" is a meaningless term, and its interpretation depends very much on where in the	We note your comment about affordable housing.	A definition for affordable housing has been added to the NP Glossary.

	<p>country it is applicable. The term merely ensures that developers receive a sympathetic response from the local planning authority.</p>	<p>In terms of the NP, the definition of affordable housing can be taken from the glossary to the NPPF or the Planning Practice Guidance. See <a href="#">link</a> for definition. This definition can be included within the Glossary to the NP.</p> <p>The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is for 100% affordable homes.</p> <p>All proposed developments should, to have planning permission granted, accord with all relevant policies within the NP and SWDP (and its successors).</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>
105	<p>WH1 - NO. I feel the policy should be more as follows: "Due to the AONB falling entirely in the AONB or its setting, to be supported all new housing development proposals, excluding householder developments, must demonstrate that they provide the type and size of housing to meet local housing need." I also disagree with the phrasing of the next sentence, that implies there is still significant need for new housing stock in the village: Better could be "Within the WNA there is a more demonstrable need for two and three bed properties than one and four plus bed properties and therefore the housing mix for residential housing proposals should be... ." The section in the green box regarding the HNA needs to be revisited, as potentially do the supporting sections below it. The HNA needs to be reassessed with current data and to reflect recent construction in the village and an update published. There should also be a requirement for not only the (revised) HNA to be taken into account but also further evidence regarding types and local need to be collected and evaluated for every new development e.g. (specific – see previous section) Home Choice Plus data.</p>	<p>We note your comments on housing evidence and the implications of the protected landscape on housing policy.</p> <p>The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The issues raised in this comment by this respondent were addressed in this paper. The evidence study included specific consideration of the implications of development in the WNA falling within the AONB and its setting. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies provides guidance on suitable evidence bases for planning proposals.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. They also provide information on appropriate evidence bases for planning proposals.</p> <p>All policies reviewed and updated to ensure appropriate reference to NPPF and local plan policy provisions, and also Malvern Hills AONB Management Plan and guidance, regarding the AONB and its setting.</p>



		site assessment processes undertaken for the housing allocation in the NP.	
	<p>WH2 - NO. Given the sensitive nature of the setting, and looking at precedent elsewhere, and given the scale of building in the last 5-10 years in the village, it is not unreasonable for this policy to be more challenging. Personally, I would welcome a policy that looked at stipulating 50% AH on all new developments of 4 or more dwellings. I think an argument could genuinely be made for this, using the NPPF as back up. Basically, as I'll argue later, there is NO definition for major build in the AONB. Given the landscape sensitivity and capacity reports results, a development of 4 can be justifiably seen as major.</p> <p>The suggested policy split of affordable rent: affordable sale seems to differ from that suggested in the HNA, which proposes 80:20. Of the rental, social rent would be preferable to affordable rent as this is also what was suggested as most needed in the HNA. If there is opportunity to state that proposals with the highest percentages of social rent would be looked at more favourably as this is the sector with the greatest identified need for the community.</p> <p>I would caution about introducing about First Homes here as there is much uncertainty about the new national housing policy likely to come forward since the change of minister to Michael Gove.</p> <p>Again, I would urge the need to get up to date Home Choice Plus data and revisit this whole section. In addition to the classes of data stipulated previously, it would be helpful to understand the turnover of AH stock in the NPA and how many of the new builds to date have been filled with people with local connection. If they have not, when they were offered to people on the register, then a very strong argument could be made that there is NOT a need for additional housing in the village otherwise it would have been taken when offered. The NPPF requires such exceptional need to</p>	<p>We note your comments regarding affordable homes and evidence data.</p> <p>The NP has compiled further evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The evidence study included specific consideration of the implications of development in the WNA falling within the AONB and its setting. The issues raised in this comment by this respondent were addressed in this paper. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies provides guidance on suitable evidence bases for planning proposals.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. They also provide information on appropriate evidence bases for planning proposals.</p> <p>The NP Review and Monitoring chapter reviewed and updated regarding the requirement of further appropriate evidence base reports.</p> <p>All policies reviewed and updated to ensure appropriate reference to NPPF and local plan policy provisions, and also Malvern Hills AONB Management Plan and guidance, regarding the AONB and its setting.</p>

<p>be clearly evidenced for build in the AONB and its setting.</p> <p>It is not unreasonable also I would suggest to even stipulate a requirement for 100% social rent on a development, if that is what is actually needed in the village and in fact there is no need for further market housing (beyond expected windfall). And it could be argued that allowing ANY unnecessary market housing is contrary to the NPPF and also AONB and also the emerging SWDPR27. But the data is needed first.</p> <p>I am concerned about the inclusion of the information in 5.10.11. The HINA was citing Homes Choice Plus data without having looked at the specifics I have discussed before, and one needs the bidding data and turnover data without speculation. Also, the inclusion of the words "wherever possible" in the final sentence could be a millstone and would be better removed.</p> <p>5.10.12 is clunky but laudable. I agree but only if it is included after an analysis of further numbers.</p> <p>5.10.14-15 As mentioned before, could be redundant with Gove now at the helm.</p>		
<p>WH3 - YES</p>	<p>Noted.</p>	<p>None needed</p>

## Welland Reg 14 Consultation - Resident Response Schedule

### Q16: Housing Land Proposed Sites

Ref	Resident Comment	WG Response	Action Taken
<b>6</b>	WH4B is not a good site for only five dwellings, the access to the site is not suitable off Drakes Street the road is a fast road cars drive along this road faster than the speed limited. Building five homes in a small area will also have an impact on the wildlife in the area. As already stipulated in your planning brief it states a good road network will have to be built so the cars and vehicles can turn around in in the road.	<p>We note your comments about WH4B.</p> <p>This proposed allocation in Policy WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
<b>9</b>	With regards to my earlier comments regarding housing I regard Cornfield Close development as an extension of what has already begun whereas Church Farm is a new site which I disagree to.	<p>We note your comments about WH4A and WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
<b>11</b>	The houses need to be built within the village, as you are then central to all amenities.	We note your comment about housing being central to the village.	Policy WH4B deleted.

		<p>A key objective of the NP is to site new development within the Development Boundary where it would be close (and within walking distance) to key services and amenities. If new development was sited away from the village centre it would be isolated and generate more car journeys and traffic.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of the Design Policy and the Design Guide and Code document.</p> <p>This proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
18	<p>There would seem to be a limit to as to how much is enough. Where is the balance between available space and the available facilities to cope with the constant increase in residents of the Welland area.</p>	<p>We note your comments on the capacity for further sustainable growth.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Funds have been generated through CIL and S106 commuted sums from previous recent developments which have helped to finance improvements within the village. This will continue to be the case for planned and windfall developments in the future.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>

<p><b>23</b></p>	<p>After the spate of recent new housing developments, I would prefer not to see any more large developments for the time being. However, if the village has to have more housing, the above would seem to be the least worst options. There is a danger of the village just developing into one new housing estate, indistinguishable from anywhere else in the country, and losing all its rural and local character.</p> <p>Further development of Lawn Farm would be difficult of access and potential residents would be quite distant from village centre amenities. The existing entrance to the estate is not very safe for existing amounts of traffic.</p>	<p>We note your comments on the capacity for further sustainable growth and on the proposed allocations WH4A and WH4B.</p> <p>This proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the</p>	<p>Policy WH4B deleted.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
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		site assessment process for the housing allocation in the NP and the development of the Design Policy and the Design Guide and Code document.	
24	Both these developments would be close to village amenities.	<p>We note your comment endorsing proximity to village amenities.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>A key objective of the NP is to site new development within the Development Boundary where it would be close (and within walking distance) to key services and amenities. If new development was sited away from the village centre it would be isolated and generate more car journeys and traffic.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place(when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
25	Single road access into Bovis development off Drake Street already inadequate for existing 2 phases of house construction as 90 degree sharp bends are unsuitable for heavy lorries and long low-loader construction vehicles. To use this access for a third phase would be an intolerable burden on already frustrated and long suffering occupants of phase 1 and the later phase 2. Construction vehicles have to mount pavements to access phase 2 causing damage to kerb stones, blocked roads, potential damage to parked vehicles and a safety risk to adults and children alike.	<p>We note your comments associated with traffic and construction off Drake Street.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p>

Welland NP Reg 14 Consultation

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Q16 ScheduleV2

	<p>The site is beginning to look like a housing estate and less like a building site; let's keep it that way!</p>		<p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
<p><b>26</b></p>	<p>I have suffered 3 years of construction traffic trying to navigate the sharp bends leading to phase 2 of the Bovis development with resulting kerb/pavement damage, noise, mess, blocked roads when vehicles get stuck and seen narrow misses between lorries, cars and pedestrians. It was an unsupervised H&amp;S nightmare! To consider repeating this carnage for a third phase off Drake Street, where traffic would have to use the same estate access roads would be reckless, inexcusable and a smack in the teeth for long suffering residents on Pippin Drive. The new development should be sited such that the housing layout is evenly balanced around the village to maintain the 'village' feel and not create a super sized estate in one location.</p>	<p>We note your comments associated with traffic and construction off Drake Street and the need to preserve the character of the village.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>

<p><b>30</b></p>	<p>WH4A is in the heart of the village and should be supported. Land adjacent to Church Farm is acceptable infill.</p>	<p>We note your comments about both WH4A and WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>A key objective of the NP is to site new development within the Development Boundary where it would be close (and within walking distance) to key services and amenities. If new development was sited away from the village centre it would be isolated and generate more car journeys and traffic.</p> <p>Development of the Design Policy and the Design Guide and Code document, and also the detailed site assessment process following the Reg14 consultation for the housing allocation in the NP, specifically considered connectivity and sustainable forms of transport.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
<p><b>31</b></p>	<p>Cornfield Close is near the centre of the village enabling residents to visit the village shop/church/recreation ground etc within easy walking distance.</p>	<p>We note your comment endorsing proximity to village amenities.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>A key objective of the NP is to site new development within the Development Boundary where it would be close (and within walking distance) to key services and amenities. If new development was sited away from the village centre it would be isolated and generate more car journeys and traffic.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>



<p><b>37</b></p>	<p>As stated previously, development on these sites needs to take into account remaining wildlife habitats, provide opportunities to enhance biodiversity and safeguard wildlife which is "hanging on" in these areas. Green corridors could be utilised to provide an excellent way to adjoin existing with new habitats to provide wildlife with a safe connected means of travelling between habitats. This will help to prevent fragmentation of wildlife effectively cut-off by new development.</p>	<p>We note your comments about wildlife connectivity on the two proposed development sites WH4A and WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around the AONB, local landscape, character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity</p> <p>The points raised regarding maintaining and providing wildlife corridors have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
<p><b>40</b></p>	<p>These are sensible infill developments with minimal impact</p>	<p>We note your comments about both WH4A and WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p>

			Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.
52	<p>The land north of Cornfield Close is in a good position regarding easy access to village facilities. However, it does seem rather an excessive amount of development in the AONB, given the two previously approved developments. However, the provision of additional public open space is welcome and perhaps mitigates the situation. The amount of green infrastructure is also good, and the development already completed was of high quality.</p> <p>"There should be no street and other external lighting within the development." I am unclear what the ban on external lighting means - does this mean people can't have outside lights and, if so, how will this be enforced?</p>	<p>We note your comments regarding development in the AONB, proximity to village facilities, build quality, and provision of green space. We also note your comments about street and external lighting.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>There is no street lighting in Welland even within new development. Development of Policies D1, H4 and the Design Guide and Code document have considered national and local policy and Malvern Hills AONB guidance.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities (including dark skies), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>
55	These two sites seem eminently suitable in terms of proximity to the village centre amenities, transport and	We note your comments regarding development in the AONB, proximity to village facilities and endorsing the	Policy WH4B deleted.

	<p>school.</p> <p>Notwithstanding the fact that Cornfield Close site is within an ANOB there is precedent in terms of the recent Cornfield Close development -any development would have negligible further effect on landscape</p> <p>Alternative sites mooted appear unsuitable for reasons noted in the plan</p> <p>Eg. Lawn Farm 3 - any further development would need to be of unsuitable density to be viable and would result in increased traffic through already congested estate roads on phase 2</p>	<p>choice of WH4A. We also note your comment on development at Lawn Farm III.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that the Lawn Farm III site is not suitable to be taken forward as an allocation within the NP.</p> <p>Many of the NP’s policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
60	<p>Preference would be to “infill” between houses already built rather than on unused ground but if need for new housing such then both are acceptable</p>	<p>We note your comment endorsing both sites if there is a need, and expressing preference for infill rather than greenfield site development.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>Importantly, the NP has compiled evidence of local housing need for Welland and is proposing housing that</p>	<p>Policy WH4B deleted.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.</p>

		<p>specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>There are also opportunities for windfall developments (infill/redevelopment) to come forward within the development boundary as set out in Policy HLP. Policy DB1 has extended the development boundary to better reflect the extensive development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of built form. Together with some minor amendments to other parts of the boundary, this policy could provide opportunities for appropriate windfall development to come forward. Other NP policies guide windfall development to the types and sizes (which could include self-build and custom housing provision) for which there is greatest evidence of local requirement.</p> <p>Policy WDB1 (now renamed as Policy DB1) sets specific conditions for development within the development boundary and only allows for development beyond the boundary if it is specified as an allocation in the NP (Policy H4) or meets the limited conditions for development in the open countryside within the relevant policies in the SWDP and national policy.</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>
69	Access to Church Farm site is limited. The site itself is cramped and will not provide sufficient number of dwellings to meet identified need	We note your comments about WH4B.	Policy WH4B deleted.

		The proposed allocation WH4B was deleted as the owner no longer supports it.	
<b>75</b>	<p>Re WH4B – Proposed Building Site on Land adjacent to Church Farm Drake Street <i>(redacted)</i> we strongly object to this site being part of the Welland Plan. This is for the following reasons:</p> <p>Details of Consultation Response with WNDP Parish Council for consideration and response.</p>	<p>We note your comments about WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	Policy WH4B deleted.
<b>78</b>	<p>Plot is not big enough and would change the character of Drake Street. The access is on the brow of a hill. There is enough new houses on this side of Drake Street and the village already, without the need of development this difficult site.</p> <p>There has been no consideration to residents on Drake Street, Spring Gardens or Pippin Gardens how the development will change their outlook, noise pollution, light pollution, surface drainage and ditches.</p> <p>The development will destroy a historic pear orchard and hedge rows, which couldn't be developed for the village.</p>	<p>We note your comments about WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	Policy WH4B deleted.
<b>79</b>	NO COMMENT	Noted.	No comment provided so unable to take action.
<b>82</b>	<p>Land north of Cornfield Close is in the AONB and should not be supported by the parish.</p> <p>The land adjacent to Church Farm is not available to be developed at the moment by the current owner and there is no time line to when this may change and may not be within the period of the development plan.</p> <p>Alternatives should be found where there is a suggested commitment from the land owner to wish to develop there land in the current development plan time frame</p>	<p>We note your comments associated with WH4A being in the AONB and the availability of WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including</p>	<p>Policy WH4B deleted.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>

		<p>biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland’s green space, landscape and biodiversity</p>
<p><b>105</b></p>	<p>A GENERAL COMMENT FIRST: I do not agree (yet) with the need to define and allocate for 24 houses. There is conflicting and insufficient data to justify this build in the AONB and its setting.</p> <p>5.10.28 cites an indicative housing requirement figure from MHDC that was agreed in March 2019. I would suggest this should be challenged, to ensure it is indeed accurate and is indeed for local need only and not district wide need, and if this is market housing or affordable/social. We need to understand if some of the 14 could have been met by emerging or built dwellings since it was calculated and what these consist of (market/social etc). The indicative figure as it stands also is a potential millstone if cited here without that reassurance. Further, the emerging SWDPR27 policy is for no major build in the AONB. There is no definition for what size constitutes major build in an AONB. Given the whole of the Welland NPA is in the AONB or its setting, it is reasonable to reject the indicative figure on the grounds of the landscape status and geographical constraints (e.g. streams) and especially until it can be confirmed if the figure could be reduced in light of emerging recent planning permissions. Further, there is acknowledged windfall likely due to the proposed changes to the development boundary and this in itself, elsewhere (WODC) was upheld as sufficient to warrant the removal of allocations in a settlement at inspection of a district development plan.</p>	<p>We note your comments on housing need evidence and the implications of the protected landscape on housing policy. We also note your comments on social cohesion and connectivity.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is for 100% affordable homes.</p> <p>The issues raised in this comment by this respondent were addressed in the Housing Evidence Paper and its Appendices document. The report included specific consideration of the implications of development in the WNA falling within the AONB and its setting and further clarification on an IHR from MHDC. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP’s housing policies, provides guidance on suitable evidence bases for planning proposals.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>Policy WH4B deleted.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>

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<p>I disagree with the whole premise of para 6.18 “The WNDP proposes two site allocations for housing development. These have a capacity of 24 dwellings which more than meets the indicative housing requirement figure of 14 dwellings for the period up to 2041. These allocations will ensure that Welland provides for its housing needs, including opportunities for self-build and custom housing provision, over the Plan period.” Indeed, it is against the principles of sustainability and climate commitments, and against local and national policy for protected landscapes such as we are fortunate to live in, to build more than is necessary. There is absolutely a moral obligation to build housing that is needed. But no more than is needed.</p> <p>I wonder if the WNP maybe shouldn't be actually allocating ANY specific housing numbers, or if it does, then look at the minimum possible with maximum allocation for the housing type required (social rent). Certainly neighbourhood plans in other settlements have not allocated at all, but simply set specific criterion including development boundaries etc. This could work well for Welland as it has the AONB and its setting, and the high level of recent growth. It might require having some robust data however showing that turnover of the stock is sufficient for local AH need.</p> <p>Perhaps it would be sufficient to allocate/reserve the smallest possible piece(s) of land (e.g. one or two of: the westernmost edge – only - of the land adjacent to Church Farm, the parcel of land to the rear of The Laurels - which was favourably assessed in the 2015 report - , the parcel of land north of the cemetery, or the southernmost – only - edge of the land north of Cornfield Close) for a, preferably 100% but otherwise 50% - social rental development(s) should the numbers be clearly defined. Looking at the data in the various reports, it is more than possible that planning</p>	<p>Only available sites can be considered for allocation. All the “available” sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>Many of the NP's policies relating to assessing development proposals include issues around local character and the environment particularly the AONB. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, have been included explicitly in policies throughout the NP and were a specific consideration in the LSCA reports and in the site assessment processes undertaken for the housing allocation in the NP.</p> <p>MHDC and the statutory consultees have confirmed that neither a HRA or SEA is required.</p> <p>Policy WDB1 (now renamed as Policy DB1) sets specific conditions for development within the development boundary and only allows for development beyond the boundary if it is specified as an allocation in the NP (Policy H4) or meets the limited conditions for development in the open countryside within the relevant policies in the SWDP and national policy.</p> <p>A development boundary review was undertaken, utilising a similar approach to that taken by the SWCs for the SWDP Review. As a result, Policy DB1 has extended the development boundary to incorporate development that has taken place to the east and north east of the current development boundary on land that now has the characteristics of, and has been</p>	<p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p> <p>MHDC and the statutory consultees consulted again for confirmation that neither a HRA or SEA is required.</p> <p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.</p>
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<p>applications that have been approved since various reports and indicative need data have been published, along with anticipated windfall, will meet existing and emerging local need to 2041.</p> <p>Perhaps indeed this idea of a series of small (2-4) dwelling developments could be favourable? Certainly the landscape sensitivity reports were critical of the larger developments, their design and their accessibility/connectivity, and the emerging SWDP also seems to be wanting to avoid major build in the AONB and its setting. Social cohesion also can be argued to be better by mixing social rental housing in with market housing and thus a couple of small 4 dwelling developments, with two market value and two social housing or maybe joint self build projects, could better meet design and landscape, environmental and social objectives?</p> <p>Perhaps even WNP could ban any and all developments greater than 4 unless 100% social rental/affordable rental?</p> <p>With reference to the relevant sections of the Appendices also:          - I believe an SEA is required. With reference to Table 2, I disagree with some of the conclusions in there: 1d) The building of 24 homes is irreversible and could add 24-60 additional cars to the village, it adds sewerage and foul water, embodied carbon removes established soil (captured carbon), adds light and noise and drains local natural capital resources; 2b) The cumulative nature of too much growth, and the WNP has the capacity to do that, can take the carrying capacity of the local landscape, as is hinted at in the Landscape Sensitivity report, can have negative environmental impact; 2f and 2g both are likely with the inclusion of these two allocations and also leave the possibility, especially with Comfield Close III and the proposed boundary changes, to further creep and infill. These do,</p>	<p>subsumed into, the adjacent built form. Some land has been excluded however where the necessary criteria are not considered to have been met. These are laid out in the Development Boundary Review report in Section 3: Approach and this includes a consideration of potential impacts on the natural beauty of the AONB. It should be noted that some land that had been proposed for inclusion in the development boundary in the Reg14 consultation has subsequently been removed, for example the land north of Comfield Close. Please see the Development Boundary Review document for the methodology used and the rationale for the final boundary proposal.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	
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<p>by their nature also encroach in the AONB and its setting.</p> <ul style="list-style-type: none"> <li>- I note in the Design Guide in the Appendices that cul de sacs should be avoided, but both proposed allocations are based on that design.</li> <li>- SuDS and attenuation basins should be used with caution. Long term maintenance and obligations are difficult to enforce in practice.</li> </ul> <p>The Housing Site Allocations Site Assessment Report (Aug 2021) is confusing with its presentation of growth, and which housing need figures have included or excluded which granted/built developments. A statement in the final paragraph on p12 is misleading and should be omitted. "...a single development of 100 dwellings may be considered a major development and subject to the constraints of NPPF 172". Notwithstanding the typo (should read 10 not 100), this is not relevant to the AONB. This sentence should be removed.</p>		
<p>WH4A - NO. The policy contains a welcome condition attempting to ensure any market value homes in the development deliver for local need. However I think there are some problems in it:</p> <ul style="list-style-type: none"> <li>- it needs to include any and all people with demonstrable local connection, not just people who are currently resident within the parish and have been for the last three years. Otherwise you could, for example, exclude a new employee at the school moving into the village!</li> </ul> <p>- is the condition only applicable to the first occupancy of the home, or in perpetuity? Unclear.</p>	<p>We note your comments associated with WH4A being in the AONB and also related housing need evidence.</p> <p>The issues raised in this comment by this respondent were addressed in the Housing Evidence Paper and its Appendices document. The report included specific consideration of the implications of development in the WNA falling within the AONB and its setting. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies, provide guidance on evidence bases for local connection/need for planning proposals that would be appropriate for the context of this NP.</p> <p>The proposed allocation in the NP (Policy H4) is for 100% affordable homes. The NP's Housing Evidence Paper provides guidance on the types, sizes and tenures most required and confirms use of the Malvern Hills Rural Lettings Policy to prioritise people with local connection.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>

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<p>- would the evidence from a FVA be for 12 months subsequent to the build or prior to planning permission being granted? If the former, then damage would have been done to the landscape already, so moot if local need is not evidenced. If the latter, then permission shouldn't be granted as insufficient local need would have been evidenced.</p> <p>The statement about cumulative effects is welcome. Indeed the 2019 Landscape Sensitivity and Capacity Report (section 2.5) demoted the viability of the proposed Cornfield Close III parcel of land as a consequence of the impacts of the neighbouring built form. This is significant and should not be dismissed lightly.</p> <p>I have concerns about the impact on light pollution and tranquility. Lack of street lighting is good. But by dint of the number of houses, these emit light (windows, security lighting etc) and noise (cars, air source heat pumps etc) that should be considered.</p> <p>The indicative plan in the design guide in the Appendices suggests this development is almost exclusively detached dwellings, yet the design guide and landscape, HNA etc documents suggest that a mix of short span terrace housing and semi detached housing would be advantageous. Presumably also it would help reduce the amount of land required, and therefore the encroachment of built form into the AONB.</p> <p>I have some issues also with Section 5.8 of the Appendices: the AONB Policy Review for the site. The review clearly states that this is a major development in the AONB and exceptional circumstances therefore</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB (including dark skies and tranquillity), its landscape and setting, village character and environmental assets – including wildlife connectivity – have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document. The need to assess and consider cumulative effects has been incorporated into appropriate sections of the NP.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
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<p>need to apply. Some of the circumstances to be taken into account however are not reasonable. Cumulatively, excluding these, the justification for the scale of build at this site is – I would suggest – tenuous.</p> <ul style="list-style-type: none"> <li>- Location and size. Previous build in the AONB is no justification for further build. The fact it is a small % of the AONB is irrelevant and I have never seen this used as a justification.</li> <li>- Precedents. This is irrelevant. Or should be. Every development in the AONB should be taken on its own merit. And indeed, according to the two landscape sensitivity and capacity assessments, the presence of these previous builds actually makes the site more sensitive and lowers its capacity for development. The threat that it would come forward as a RES should not be relevant. If that is a problem, then there should be effort to ensure development boundaries and green space policies are robust and sufficient local need data, including how many of the AH and market housing on Cornfield I and II went to people with local connection, and how many are still with people with local connection. If this data suggests low take up by local people then a successful application for a RES in the AONB outside the development boundary will be difficult to achieve.</li> <li>- landscape assessment. The capacity of this site was actually lower than, for example, the parcel behind the laurels and the land adjacent to Church Farm. Both of which could accommodate small (4 each, modest sized dwellings) developments. Also, the 2019 Landscape Sensitivity and Capacity Report (section 2.5) demoted the viability of the proposed Cornfield Close III parcel of land as a consequence of the impacts of the neighbouring built form.</li> <li>- local need data is not current nor robustly evidenced</li> <li>- public interest. NO. The significant growth over the last 10 years, the location of Welland NPA within the AONB and its setting, the NPPF policies, and the draft SWDPR27 policy means that there is reasonable challenge that Welland should not accept any district</li> </ul>		
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	<p>wide need and should only be expected to meet evidenced local need.</p> <p>- I disagree with some of the information contained in the Table on P 143 of the Appendices: BDP3 is misleading and potentially inaccurate; BDP7 is there a proposal for equestrian facilities in progress on or near the site?</p>		
	<p>WH4B - NO Five dwellings are too high and the elevation and proximity to neighbouring houses is concerning. Would, instead, there be an opportunity for two semi-detached 1.5 storey high buildings to the west of the site, preferably allocated as two joint self build projects? All of this would meet some of the criteria for more two bedroom, semi detached and self build properties. By placing them at the west of the site it would minimise flood and proximity issues to neighbouring properties, and the listed building to the East, and would be closer to the village centre and reduce the perception of "yet another" cul de sac.</p>	<p>We note your comments about WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p>
106	<p>WH4B: I think that the interconnecting link between this potential development and the LAWN farm estate would be of benefit to residents of both developments and to the wider community</p>	<p>We note your comments about WH4B.</p> <p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p>

## Welland Reg 14 Consultation - Resident Response Schedule

### Q17: Local Economy

Ref	Resident Comment	WG Response	Action Taken
6	<p>Do not agree with WLE2, we live in a village the village needs to stay as a village not a town, the money the village generates needs to be spent on improving the roads, footpaths, hedges &amp; tree cutting back. A community pub, we do not need micro and small business.</p>	<p>We note your comments regarding impacts on the character of the village.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p> <p>It is not considered that home working would change the village to a town.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB (including dark skies and tranquillity), its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>The investment opportunities raised in this respondent's comments have been included within the</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>The points raised regarding investment opportunities for the village have been added to the list of potential Community Development Projects at Appendix 6.1.</p>

		Community Development Projects in the NP's Appendix 6.1.	
<b>15</b>	(WLE1) Will all development be supported if it meets the criteria?	<p>We note your comments about planning approval.</p> <p>Providing the proposed development accords with all relevant policies within the NP and SWDP (and its successors) then according to the legislation it should be approved.</p> <p>If an application is refused, the applicant will be able to appeal. In that case, the Planning Inspector will come to a judgement as to whether the application meets or doesn't meet the relevant criteria.</p>	None needed
<b>18</b>	Where would suitable accommodation for these small businesses be as it seems that all available space/land has been given over to housing development.	<p>We note your comment regarding availability of land for small businesses.</p> <p>The NP does not seek to identify land for this but provides a policy framework that would support this provision should it come forward in a suitable location and meet the criteria in the policy.</p>	None needed.
<b>22</b>	See broadband mobile phone comments earlier	See response in Q13 Schedule.	See response in Q13 Schedule.
<b>27</b>	<p>Policy WLE2</p> <p>There is no national planning or development policy framework in respect of "homeworking". Specifying a provision for homeworking space in new developments is beyond the competency of a neighbourhood plan. In respect of any planning permission being sought for extension or or conversion the key test is one of character of use and impact, not the nature of the space being appropriately sized or dedicated to home-working use. This policy is unsupportable and would not resist challenge.</p>	<p>We note your comments about national policy regarding homeworking.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.
<b>60</b>	No issues	Noted.	No comment provided so unable to take action.
<b>69</b>	Policies in these areas are vague - once again comprising a wish list with no concrete objectives.	We note your comment regarding the lack of specificity for these policies.	Policy WLE1 renamed as Policy LE1 and reviewed and updated.

		<p>The NP does not seek to identify land for (appropriately scaled) commercial development and employment opportunities, but instead provides a policy framework that would support this provision should it come forward in a suitable location and meet the necessary criteria. This will help to create a more sustainable place to live and work.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	<p>Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.</p>
78	Need to support even better broadband at a reasonable cost to residents	<p>We note your comment about better broadband.</p> <p>This is the objective of policy W12, now renamed as Policy I2.</p>	None needed.
79	<p>The first WLE2 should be WLE1 and the last sentence in the policy should be section 5.</p> <p>It is noted that in the absence of any sites being offered for employment purposes it has not been possible to allocate employment land. Perhaps there should be a policy to specifically retain employment premises for employment purposes.</p>	<p>We note your comments suggesting editorial amendments to the policies. We also note your comment about retention of employment premises.</p> <p>Protection of existing employment sites is already provided in Local Plan policy (SWDP12).</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	<p>Policy naming updated as necessary throughout the NP.</p> <p>Policy WLE1 renamed as Policy LE1 and reviewed and updated.</p> <p>Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.</p>
105	Yes	Noted.	No comment provided so unable to take action.

16112021 WNDP Group FEEDBACK Form REG 14 Consultation Comments – Resident Response via online

WNDP Group FEEDBACK Form REG 14 Consultation Comments – Resident Response via online

- Response REF ID are the traceable references that appear in all documents

REF 18 Do you have any comments on the proposed Community Development Projects	WNDP GRP Response & Action Taken
<p><b>2</b> Not of Kingston close it is not the most suitable places</p> <p><b>15</b> Support these things being looked at. Particularly concerned about:</p> <ol style="list-style-type: none"> <li>1. Parking and congestion by the shop/park, though glad these amenities are being used. Traffic is often backed up outside our house.</li> <li>2. Speeding on Gloucester Road, which is not only dangerous but noisy. Speed gun for southward traffic is needed at least. It may be outside the Parish area, but I would not allow 60mph limit across the common, partly because drivers anticipate this before they have left the village.</li> <li>3. Lack of bus services.</li> <li>4. Meeting places.</li> </ol> <p><b>21</b> I would like to see the Parish council undertake an "audit" of all pedestrian routes within the neighbourhood are with w view to identifying and prioritising specific improvements needed, particularly to provide links where there are currently gaps.</p>	<p>The points raised by these respondents have been added to the list of potential Community Development Projects at Appendix 6.1.</p>
<p><b>23</b> The Orchard project is shaping up well and the football field and playground are well used.</p> <p>It would be good to have additional facilities for the growing population. For example:</p> <ul style="list-style-type: none"> <li>A bowling green</li> <li>A tennis club</li> <li>A hall with a stage for amateur theatricals and concerts</li> <li>A cafe</li> <li>A larger village shop with better parking</li> </ul> <p>All or any of the above would help to create community.</p>	
<p><b>28</b> Agree with most things in the plan</p> <p>Because no provider offers a good signal there is no incentive to improve. Their signal maps are a nonsense and we know all the infrastructure money is going into the large conurbations</p> <p>Having moved from Kent and recently visited the roads in Worcestershire are a dream</p> <p>Street signage is always a pain in rural areas. Why have "changed road layout" signs appeared long after the changes. Local people saw it being changed and others didn't know anyway. This also applies to the development at Tunnel Hill. Pressure should be put onto Highways for this clutter to be removed.</p>	
<p><b>30</b> It is important that the Pheasant is reopened as a Public House and not as an inadequate competitor to the Church and Village Hall as a 'Community Hub'</p>	



16112021 WNDP Group FEEDBACK Form REG 14 Consultation Comments – Resident Response via online

31	I believe that if The Pheasant becomes available on the open market again then the community should buy the site and together develop it into a thriving community owned pub. This valuable piece of social infrastructure has been missing for over 11 years and is dearly missed by the residents who need a place to socialise.
42	Agree with projects proposed
52	Very comprehensive.
60	No specific comments
73	<p>I think there is a significant flood risk issue at the lower end of Drake Street as many of the properties flooded in 2007. The document covers the need for SuDS for future development which will help to stop future developments making the flooding in Drake Street worse but not only does the existing risk remain but with the predicted effects of global warming the flooding is likely to become worse and more frequent. It seems an omission to leave mention of this issue out of the document entirely.</p> <p>Similarly, I understood from what I was told years ago that the two main sewers leading to the WTW were old, undersized and suffering from groundwater penetration. I did not see any mention of this in the document and with all the recent new housing and more to come I would have expected to see at least a mention of this in the document.</p> <p>As a resident of Drake Street with the Marbank Brook running through my property and one of the two main sewers running underneath my land I am interested in both these issues, although thankfully our house did not flood in 2007.</p>
74	Would it be possible to develop a community pond, perhaps near the village hall, to encourage biodiversity?
75	The programme of community development involving places such as the orchard and church are excellent. We have many existing assets in Welland and the active work in making the village a better place for us all is to be encouraged.
77	I can't download the plan for some reason
78	<p>We need pedestrians crossings on the Gloucester Road near the Church and Marbank Road near the school to improve safety. We need to open the pub at the heart of the village.</p> <p>We need to provide facilities for younger people, teenagers and children within the village, and get these age groups involved in what would be of interest to them.</p> <p>The footpaths need to be improved and change the styles to easy access gates, to enhance the environment. The footpath should continue up to Little Malvern Priory to provide easy access to the Malvern Hills</p>
79	<p>Suggest that the Parish Council reviews the Community Development Projects report in the light of any relevant representations to this consultation.</p> <p>Attendees at drop ins raised concerns that there were no action proposed in relation to flooding in certain parts of the village esp. Brookend. This is worthy of a closer look.</p>
81	I fully support the plans for the walking and cycling route using the former railway line from Malvern to Upton.

## Welland Reg 14 Consultation - Resident Response Schedule

### Q19: Additional comments

Ref	Resident Comment	WG Response	Action Taken
6	Now you have plans to increase the size of the village, the school has already had a large investment to increase the size of the school can the roads be made safer for the children crossing the roads to and from school. There needs to be two zebra crossing one by the church to the school and the second one on Drake St where the bus stops are for the children to cross the road for the bus to the high school.	We note your comment about road safety.	<p>The points raised about pedestrian/cyclist crossings have been passed to the Parish Council for its attention and to discuss with WCC Highways as necessary.</p> <p>The points raised about pedestrian/cyclist crossings have also been included within the Community Development Projects in the NP's Appendix 6.1.</p>
22	<p>Great need for pavements to be well-maintained especially between Upper Welland and Welland. Older residents in Upper Welland would like to walk safely to shop in village.</p> <p>Good to have well-maintained public footpaths to be able to walk and exercise locally.</p> <p>Important to have much better and safer cycle routes through the village. At present it is quite hazardous cycling through Welland.</p> <p>I like the idea of opening a cycle path from Brotheridge Green to Upton.</p>	<p>We note your comments about connectivity and safe and sustainable pedestrian and cycle paths.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p> <p>The points raised about pedestrian and cycle routes have also been included within the Community Development Projects in the NP's Appendix 6.1.</p>
28	As a previous Parish Councillor elsewhere I commend all those who have put in so many hours to produce this plan. Well done.	Noted. Thank you.	None needed.
40	I believe it is important that the people of the community have a voice in the way the village develops and moves forward. The welland neighbourhood plan delivers on this.	Noted. Thank you.	None needed.

69	<p>Many laudable long term aims, lacking in short and medium term proposals to make a significant improvement in community life. Tends to be insular and inward-looking.</p> <p>Almost complete disregard for improvement in public transport links, which ignores the needs of young and old alike.</p>	<p>We note your comments about the practicality of the NP Vision, and also your comment about public transport.</p> <p>The vision is in part to be achieved through development proposals having to comply with NP policies. This will help achieve the objectives which support the vision. However, it is recognised that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.</p> <p>The Community Development Projects listed at Appendix 6.1 is a ‘living’ document which will be reviewed, updated and implemented independently, as well as part of the NP review process. Individual projects will come forward as opportunities and resources become available.</p> <p>It is accepted that there has been a loss of local bus service provision over recent years. It is also recognised that the NP alone will not be able to deliver the vision and there are other processes and parties that will be involved.</p> <p>Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p>	<p>Further details on the derivation of the Vision, Themes and Objectives have been included in the NP and CS.</p> <p>All policies and associated documents updated as necessary regarding connectivity and sustainable transport.</p>
70	<p>The Plan is an excellent piece of work, and the dedication of all involved over a long period of time is plain to see. Welland is a village which has experienced rapid growth in the last few years for a small rural community, and at times this has felt at odds with the gradual incremental growth normally associated with small settlements in the countryside. The Plan allows us some breathing space to consider the impacts of what</p>	<p>Your comments on sustainable development, climate change, biodiversity protection and development outside the development boundary are noted.</p> <p>Many of the NP’s policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.</p>

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	<p>has gone before, and where lessons can be learned for the future, and the proposed housing allocations seem measured and sensibly placed.</p> <p>The continuing evolution of the village must be moved on in a considered and sustainable way, seen at all times through the lens of the importance of our green spaces and connection to the AONB and SSSI which define our place in the landscape. The next 20 years are likely to see increased temperatures and rainfall, increased working at home, increased need for electrical vehicle charging and faster broadband, and an increased desire of both the community and the broader surrounding population as a whole to appreciate and enjoy the protected, biodiverse and nationally important habitats which surround us, particularly the AONB and SSSI to the south.</p> <p>I believe the Plan delivers a sustainable framework for the village for the next 2 decades. As long as the same rigour and assessment applied to matters within the development boundary is applied to nurturing and protecting the immediate open countryside which makes up much of the parish, then the Plan has my full support.</p>	<p>biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB (including dark skies and tranquillity), its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>Policy DB1 sets specific conditions for development within the development boundary and only allows for development beyond the boundary if it is specified as an allocation in the NP (Policy H4) or meets the limited conditions for development in the open countryside within the relevant policies in the SWDP and national policy.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met. Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting and enhancing Welland’s green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.</p>
<b>74</b>	<p>Should the Plan include an Agriculture Policy as so much of the Parish includes agricultural land? Perhaps such a policy could encourage all landowners to keep agricultural land in good condition and help prevent "landbanking" and the degradation of agricultural land. This is perhaps important as quite a number of Parish residents are employed in agriculture.</p>	<p>We note your comment regarding agricultural land.</p> <p>The NP can only include policies that relate to development. The issues around condition of land would need to be dealt with through other legislation and regulatory provision (i.e., the Wildlife and Countryside Act 1981 and The Environment Acts 1995 and 2021).</p>	<p>None needed.</p>
<b>78</b>	<p>The Pheasant needs to be developed as it is not a good focal point.</p>	<p>We note your comment regarding the village pub.</p> <p>The re-opening of the Pheasant Inn as a community resource is included within the Community Development Projects (Appendix 6.1) and remains a priority.</p>	<p>None needed.</p>

79	NO COMMENT	Noted.	No comment provided so unable to take action.
81	<p>The Plan has much to commend it, but I cannot see Central Government leaving the NPPF as it is. Only recently, they have made changes to the rules for land development, and it is inevitable that their various Developers' Charters will be changed further in the near future, and will render Local Plans across the country inoperable and ineffective. I am reminded of the Soviet 10-Year Plans of yesteryear, with their annual "revisions", with inevitable higher targets on a rolling basis. For increased Soviet production figures, replace with the words "housing numbers".</p> <p>Towards the end of the document there is a reference to St. Johns Church, which obviously needs to be amended.</p>	<p>We note your comment on national policy change and on the amendment required for the church reference.</p> <p>If there is a change in national policy then local and neighbourhood plans may need to be reviewed and amended to deal with this. There are normally transitional arrangements for plan-making if there are significant changes to national policy.</p> <p>The NP includes reference to monitoring and review at Chapter 8.</p>	Editorial error corrected.
106	<p>I have a comment about the first section: "Context" - I suggest that Para 2.7 should be amended to note the importance of the SETTING of the AONB. Thus, it is not only the 40% of the WNA that is covered by the AONB that is significant, but also, probably, much of the remaining area of the WNA inasmuch as it contributes to the setting of the AONB and therefore policy and decision making should take account of this.</p> <p>- the HNA, and all references to it in the policy and accompanying documents, as it stands, plus the indicative figure and the Home Choice Plus figures could be used in Appeals against the interests of the community. It is really important to get to the fine detail on all these numbers and ensure they are consistent across all the documents and are used to review the policies. Mainly looking to see what recent build/commitments may contribute to any MHDC/SWDPR obligations (to reduce them), and what mix/type they are to understand AH need (social rent, affordable rent, affordable sale, shared ownership, market value etc). Also looking at Home Choice Plus data to more accurately assess true active local need,</p>	We note your comments on AONB setting and also on housing need evidence data.	<p>All policies and NP narrative reviewed and updated to ensure appropriate reference to NPPF and local plan policy provisions, and also Malvern Hills AONB Management Plan and guidance, regarding the AONB and its setting.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. They also provide information on appropriate evidence bases for planning proposals.</p>

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	and turnover in existing stock, and what take up there has been of recent build AH stock.		
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## 5.7 Consultee Bodies Response Schedule

**Tables commence on next page**

## Welland NP Reg 14 Consultation – Consultee Bodies Schedule

Consultee Body Ref. and Name / Policy	Comment	WG Response	Action Taken
CB1: Malvern Hills District Council			
<b>General comments</b>			
	The strategic planning policy framework for the Welland Neighbourhood Area is provided by the South Worcestershire Development Plan (SWDP) which was adopted in February 2016.	Noted.	None needed.
	The housing requirement to 2030 in south Worcestershire is 28,370 dwellings. The SWDP makes provision for around 28,400 dwellings to meet this need. It should be noted that the South Worcestershire Councils have commenced a revision of the South Worcestershire Development Plan. The latest evidence of housing need is indicating that the revised SWDP (SWDPR) will need to plan for approximately an additional 14,000 dwellings across south Worcestershire in the period 2021 to 2041. The South Worcestershire Councils consulted on the SWDP Preferred Options between November and December 2019, including a proposed housing allocation in Welland at Lawn Farm (Phase 3) Drake Street (site reference CFS0336) for 36 dwellings.	Noted.	None needed.
	Whilst paragraph 70 of the Framework says that Neighbourhood Planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area, the Framework does not require Neighbourhood Plans to allocate sites for housing. Paragraph 14 of the Framework does, however, confer a limited protection on Neighbourhood Plans which plan for housing where certain criteria are met. To benefit from the protection conferred by Paragraph 14 a Neighbourhood Plan would need to plan for housing through policies and allocations to meet the identified (or indicative) housing requirement in full, including possible allowance for some windfall development.	Noted. The NPWG considers that the process for allocating sites for housing development is best done locally through the NP process. The NP has identified a site which, along with policies that support windfall, has the capacity to meet the indicative housing requirement provided by SWCs.	All the “available” sites have been subject to a further site assessment process following the Reg14 consultation.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.  A windfall housing delivery report has been produced.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.  Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.
	Following a request by Little Malvern & Welland Parish Council, the South Worcestershire Councils provided indicative housing requirement figures for the Welland neighbourhood area in September 2019. The indicative housing requirement for the Neighbourhood Area for the period 2021 to 2030 was 1 dwelling (over-and-above existing allocations in the adopted SWDP). The indicative housing requirement for the Neighbourhood Area in the period 2031 to 2041 was a further 20 dwellings. It was highlighted that the housing requirement figures were “indicative”, should be considered as minimum requirements and may be subject to change, particularly as they were based on the current SWDP rather than the SWDPR.	From July 2021 and until the 1 November 2022, the IHR for Welland was 14 dwellings. With the publication of the SWDPR Reg 19 document, the IHR has been increased to 25.  It is noted that the SWDPR is still subject to the examination process and the associated SWDPR Housing Topic Paper makes it clear (p22) that the IHR calculation [for Welland and other settlements] “...methodology does not take account of any specific physical, environmental or infrastructure constraints to future growth in a Neighbourhood Area. It is acknowledged that not all Neighbourhood Areas may be able to deliver the housing requirements due to local constraints. If this is the case, then it should be explored and explained in the Neighbourhood Plan”.	Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.
	PPG says that a neighbourhood plan can propose allocating alternative sites to those in a local plan, where alternative proposals for inclusion in the neighbourhood plan are not strategic, but a qualifying body should discuss with the local planning authority why it considers the allocations set out in the strategic policies are no longer appropriate. This will be relevant in the event that the proposed	Noted. The NPWG has carried out a site assessment of available sites. This concluded that the land	Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.



	allocations on land north of Cornfield Close (Policy WH4A) and land adjacent to Church Farm, Drake Street (WH4B) are intended as an alternative to the proposed site in the SWDPR Preferred Options (site CFS0336 – Lawn Farm Phase 3).	north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site allocation in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan.	
	We would like to congratulate the Parish Council on preparing this Regulation 14 version of the Neighbourhood Plan.	Noted. Thank you.	None needed.
	We do, however, consider that some policies may need amending if they are to meet the basic conditions at examination. We consider that some policies do not currently have regard to national policy (eg Policy WSD3's requirement that new dwellings be built to zero carbon standards) or are not in general conformity with strategic policies in the SWDP (eg Policy WDB2's requirement that all non-residential development beyond the development boundary comply with SWDP 12). There appears to be duplication in some policies (eg extensions to dwellings are addressed in Policies WDB1, WDB2 and WLE2) and there appears to be a potential conflict between some policies (eg WSD2 supports renewable and low carbon energy schemes up to 5MW, but where these would be supported is unclear in light of Policy WDB2B which would not support renewable or low carbon energy schemes beyond the development boundary). It is also considered that some draft policies may not currently provide sufficient flexibility (eg the proposed housing mix in Policy WH1 is very prescriptive), whilst some other policies are not drafted with sufficient clarity that a decision maker could apply them consistently and with confidence when determining planning applications. To add clarity or ensure conformity with national or SWDP policies we have suggested alternative wording for some policies. These are only suggestions and it is obviously for the Parish Council or NDP Steering Group to decide which suggestions to accept.	Noted. Please see responses to the comments on individual policies below.	Please see actions taken to the comments on individual policies below.
	The final paragraph for each draft policy states that the policy has regard to national policy and is in general conformity with relevant strategic policies in the SWDP. It should be noted that at this stage the policies "seek" to have regard to national policy and the strategic policies in the SWDP. Whether or not the policies meet the basic conditions will be tested at the independent examination.	Noted. The having regard to national policy and being in general conformity with relevant strategic policies will be explored in more detail within the Basic Conditions Statement.	Paragraphs amended in NP as necessary. Information included in Basic Conditions Statement as necessary.
	It is noted that the Neighbourhood Plan has a lot of similarly numbered policies, including WB1, WC1, WD1, WG1, WH1, W1, WLCE1, WLE1, WHE1, WDB1 and WSD1. Whilst not an issue for meeting the basic conditions, it is suggested that simplified policy numbering, eg Policies W1 to W28, might be helpful for decision makers.	Noted.	Policy numbering simplified.
<b>1 Introduction</b>			
Paragraph 1.16	A Consultation Statement will need to be submitted to the District Council with the Regulation 15 version of the WNDP.	Noted.	Introduction chapter updated. Consultation Statement produced for submission.
<b>2 Planning Policy Context</b>			
Paragraph 2.11	Final sentence – delete the word "following".	Noted.	Edit made.
Paragraph 2.12, 3 <sup>rd</sup> sentence	Strictly speaking, Neighbourhood Plans do not have to be in general conformity with strategic policies in an emerging Local Plan. A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.	Noted.	Paragraph amended to better reflect the Planning Practice Guidance.
<b>5 Policies</b>			
WSD1	Paragraph 7 of the Framework says that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 11 of the Framework says that Plans should apply a presumption in favour of sustainable development.  It is considered that Policy WSD1 has regard to national policy.	Noted	None needed. Note policy renamed as Policy SD1.
WSD2	Paragraph 155a of the Framework says that to help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).  Paragraph 158a of the Framework says that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.	All Noted.  Ref Para 158a of the Framework - As development in the neighbourhood area could be considered as located within the ACNB or its setting, only small scale (microgeneration) wind energy may be considered acceptable (in specific circumstances).	Policy WSD2 renamed as Policy SD2 and updated.

	<p>Paragraph 158b, footnote 54 says “Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.”</p> <p>SWDP 27A (Renewable &amp; Low Carbon Energy) requires all new development over 100m<sup>2</sup> or one or more dwellings incorporate renewable or local energy technologies to meet at least 10% of the developments predicted energy requirements, unless it can be demonstrated that this would make the development unviable.</p> <p>SWDP 27C says that with the exception of wind turbines proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably having regard to the provisions of other relevant policies in the Plan.</p> <p>Advice and guidance on the implementation of SWDP 27 (including the application of SWDP 27A and guidelines for locating different renewable and low carbon energy technologies) is set out in the South Worcestershire Renewable and Low Carbon Energy SPD, published in July 2018.</p>	<p>Ref SWDP27A – Policy WSD2 (now renamed to Policy SD2) has been clarified that it relates to microgeneration development only. Where development does not meet the parameters of microgeneration particularly in respect of capacity it will be subject to the relevant provisions policy SWDP27; Renewable and Low Carbon Energy and the associated Renewable and Low Carbon Energy SPD (July 2018). It should be noted that we consider the requirement in SWDP27A as being too low in relation to the Government’s objectives of achieving net zero and the Future Homes Standards requirements. The SWDPR Policy 33 proposes an increase to 20%.</p>	
	<p>Comments on Part A:</p> <ul style="list-style-type: none"> <li>The relationship between Part A and the strategic SWDP 27A is unclear. Further, it is considered that there could be a conflict between Part A and SWDP 27A. SWDP 27A requires a proportion of predicted energy requirements in new development to be generated from renewable or low carbon energy unless it would make the development unviable. WSD2A would only support the requirement in SWDP 27A if additional criteria related to the AONB Management Plan, external appearance of buildings and impact on neighbours was met.</li> <li>Part A does not address how situations would be resolved if there were a conflict between WSD2A and SWDP 27A. For example, would the applicant have to demonstrate that a variety of technologies had been assessed and costed? Could the requirement be met off-site?</li> <li>Criterion 1 is unnecessary in light of paragraph 158a of the Framework (see above). Further, by definition, any renewable or low carbon energy would contribute towards the SWDP 27A requirement.</li> <li>It is considered that criteria 3 and 4 are not drafted with sufficient clarity that a decision maker could apply them consistently and with confidence when determining planning applications. All renewable and low carbon energy technologies (except perhaps ground source heat) are visible from the external appearance of a building. How would a decision maker decide what was a significant adverse impact and what was not?</li> <li>It is considered that there is a lack of clarity about what constitutes microgeneration (to which WSD2A would apply) and “small scale” schemes (to which WSD2B would apply). It is suggested that it may be helpful to distinguish between technologies that are attached to the fabric of a building and which typically divert some or all of the energy or heat generated into a single building, and “stand alone” renewable and low carbon schemes which are not attached to individual buildings.</li> </ul>	<p>Ref SWDP27A – Policy WSD2 (now renamed to Policy SD2) has been clarified that it relates to microgeneration development only. Where development does not meet the parameters of microgeneration particularly in respect of capacity it will be subject to the relevant provisions policy SWDP27; Renewable and Low Carbon Energy and the associated Renewable and Low Carbon Energy SPD (July 2018). It should be noted that we consider the requirement in SWDP27A as being too low in relation to the Government’s objectives of achieving net zero and the Future Homes Standards requirements. The SWDPR Policy 33 proposes an increase to 20%. However, we are mindful of the need to meet the Basic Conditions.</p> <p>To avoid conflict between SWDP27A and (W)SD2, the policy was simplified and clarified</p> <p>Microgeneration is as defined at 582 of the <b>Energy Act 2004</b>. This can include technologies attached to a building and stand alone.</p> <p>The policy should support these technologies subject to the criteria relating to impact on the character and visual amenity (with reference to the AONB), heritage assets and residential amenity.</p> <p>Policy WSD2 (now renamed to Policy SD2) has been clarified that it relates to microgeneration development only.</p>	<p>Policy WSD2 renamed as Policy SD2 and updated..</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity and valued habitats, heritage and residential amenity.</p> <p>Note also: part of Policy (W)SD3 was moved into Policy SD2</p>
	<p>Comments on Part B:</p> <ul style="list-style-type: none"> <li>It is considered that a renewable or low carbon energy project of up to 5MW may be quite large in the context of Welland. As background, a 5 MW solar farm would probably accommodate around 10 hectares.</li> </ul>	<p>Noted.</p>	<p>Part B of the policy was deleted.</p>

	<ul style="list-style-type: none"> <li>Two of the three criteria for renewable and low carbon energy schemes up to 5MW relate to the AONB. The only criterion for areas outside the AONB relates to impact on the amenity of neighbouring residents and occupiers. It is suggested that criteria for schemes up to 5MW could also include factors such as poorer quality agricultural land being used in preference to land of higher quality, continued agricultural use and biodiversity improvements being encouraged, safe access to the highway network, flood risk and surface water management where relevant, consideration of the historic environment, and no unacceptable impacts on public rights of way.</li> <li>It is not clear what the "core elements of the AONB landscape" are, or how renewable or low carbon energy schemes are expected to "support" these. Whilst it is noted that paragraph 5.1.13 suggests that wood fuel that brings woodland into active management is likely to be supported whilst use of grassland for biomass would not, it is considered that this part of the policy is not drafted with sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications.</li> <li>To have regard to footnote 54 of the Framework it is considered that <i>"With the exception of wind turbines"</i> should be added before "small scale renewable ..." in part B of Policy WSD2.</li> </ul>		
	<p>Comments on the Reasoned Justification:</p> <ul style="list-style-type: none"> <li>Paragraph 5.1.7 says all developments should "demonstrate how they have taken sustainable design, improving energy efficiency and energy generation into consideration." This is unnecessary in light of paragraph 158a of the Framework (see above).</li> <li>Paragraphs 5.1.9 (bullet point 3) and 5.1.11 refer to small wind turbines and onshore wind. Paragraph 158, footnote 54 makes clear the very limited circumstances in which applications for new wind turbines should be supported (see above).</li> </ul>	Noted.	The RJ was amended to reflect the policy wording change and the removal of Part B.
WSD3	<p>Paragraph 154b of the Framework says that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</p> <p>In October 2019 the Government undertook the first stage of a two-part consultation on proposed changes to Part L (Conservation of fuel and power) of the Building Regulations – the Future Homes Standard consultation. The consultation contained Government proposals for changes to the energy efficiency standards for new homes. In January 2021 the Government published its response to the Future Homes Standard consultation and commenced the second stage consultation – the Future Buildings Standard. The Future Buildings Standard consultation contained Government proposals for changes to the Building Regulations for non-domestic buildings and dwellings; and overheating in new residential buildings.</p> <p>The Government's response to the Future Homes Standard says that:</p> <ul style="list-style-type: none"> <li>From 2025 the Future Homes Standard will deliver homes that are zero-carbon ready.</li> <li>Government will consult on a full technical specification for the Future Homes Standard in 2023, with the intention of introducing the necessary legislation in 2024, ahead of implementation in 2025.</li> <li>Government must ensure that all parts of industry are ready to meet the Future Homes Standard from 2025. As a stepping stone to the Future Homes Standard, a 2021 interim uplift in Building Regulations Part L standards is expected to produce 31% less CO2 emissions compared to current standards.</li> </ul> <p>It should be noted that the Planning and Energy Act (2008) enables local planning authorities in England and Wales to set requirements for energy use and energy efficiency in local plans. It allows local authorities to establish their own requirements for a proportion of energy used in development plans to come from renewable sources, to be low carbon, or to comply with energy efficiency standards that exceed the requirements of existing building regulations.</p>	<p>Noted.</p> <p>On 15 December 2021 the Government published changes to Part L of the Building Regulations (to take effect from 15 June 2022). This requires CO2 emissions from new build homes must be around 30% lower than current standards and emissions from other new buildings, including offices and shops, must be reduced by 27%.</p> <p>A full technical specification for the Future Homes Standard will be consulted on in 2023. Legislation will be introduced in 2024, ahead of implementation in 2025.</p>	None needed.
	<p>In light of the above, comments on Parts A to E of WSD3:</p> <ul style="list-style-type: none"> <li>Part A goes above-and-beyond the Government's response to the Future Homes Standard and does not appear to have regard to paragraph 154b of the Framework. Further, the Planning and Energy Act which enables local planning authorities in England and Wales to set requirements for energy use and energy efficiency in local plans, does not apply to Parish Councils.</li> <li>Part B relates to the generation of energy from renewable or low carbon energy, it does not relate to energy efficiency. Further, the Planning and Energy Act does not apply to Parish Councils. Also, a requirement for 100% renewable or low carbon energy would not be in general conformity with SWDP 27 (Renewable and Low Carbon Energy).</li> </ul>	<p>Noted and accept. Policy title amended to reflect the objectives of the policy in that it relates to existing buildings rather than new development</p> <p>Noted and accept. Part B moved to policy SD2 as considered more appropriate as addressing energy generation rather than energy efficiency</p>	<p>Policy and RJ reviewed and amended. Note Policy renamed to Policy SD3 Part of policy moved to Policy SD2.</p>

	<ul style="list-style-type: none"> <li>Part C does not appear to have regard to paragraph 154b of the Framework. Further, it is considered that the Reasoned Justification does not provide evidence to explain or justify a requirement for BREEAM “excellent” standard in non-residential development.</li> <li>Part D – Encouraging the retrofitting of energy efficiency measures and generation of renewable energy in historic buildings is laudable. However, the Reasoned Justification does not explain why the retro-fitting is encouraged on historic buildings rather than existing development more generally. If the focus of Part D is specifically on historic buildings then it is considered that reference should be made to paragraph 189 of the Framework that says heritage assets are an irreplaceable asset that should be conserved in a manner appropriate to their significance. Whilst “encouraging” policies are generally discouraged because they are without consequence, it is suggested that policy wording along the following lines may be more appropriate – <i>“The retro-fitting of energy efficiency measures in existing developments will be encouraged, subject to consideration of potential impacts on local planning designations, the historic environment and the residential amenity of the local area.”</i></li> <li>Part E – As currently worded, it is considered that Part E is not drafted with sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications because it is not clear what “sustainable design and construction standards” alterations and extensions are being required to comply with. In effect, does Part E simply require alterations and extensions to meet the requirements of the Building Regulations?</li> </ul>	<p>The BREEAM rating is a nationally recognised standard for assessing the design, construction, intended use and future-proofing of new building developments. However, it is accepted that it is not the Government’s policy for national technical standards. Removed from policy although now included in the RJ for Policy SD2 where appropriate.</p> <p>Agree. The policy should be encouraging retrofitting to the existing building stock. Agree with the suggested re-wording although consider that local policy designations is not clear enough. A key issue in this neighbourhood area would be any impact on the AONB and its setting. Therefore, landscape character and visual amenity impact has now been introduced. Part D amended to form body of the policy, with no reference to A and B, and to encourage sensitive retrofitting of energy efficiency measures to existing buildings with issues to be considered specified.</p> <p>Agree. This requirement is included at Section 10 within Part L of the Building Regulations. Part E deleted.</p>	
WDB1	<p>The purpose of the Development Boundary is to direct development to the more sustainable locations, prevent encroachment into the open countryside, thereby protecting its character, and inform where windfall development would generally be acceptable in accordance with the Development and Hierarchy Strategy (SWDP2). Rather than defining what constitutes a settlement, which is a common misconception, Development Boundaries are drawn to show the main built-up area of a settlement and where new development, through infilling, would be considered appropriate in principle.</p> <p>The South Worcestershire Councils undertook a Review of Development Boundaries in September 2019, including an assessment of the Welland Development Boundary. Based on the SWC’s Development Boundaries Review Methodology the following were included in the revised Development Boundaries:</p> <ul style="list-style-type: none"> <li>areas of land which are physically related to the settlement and have planning permission for residential (excluding Rural Exception Sites and large curtilages which have the capacity to extend the built form of the settlement), employment or community buildings, and have been subsequently built out or are under construction as of 1st April 2018;</li> <li>non-conterminous SWDP residential, employment and mixed use allocations which are considered physically and visually related to the settlement; and</li> <li>areas of land which measure less than 0.16 hectares and are physically and visually related to the settlement and are capable of being developed without compromising:             <ol style="list-style-type: none"> <li>residential amenity of neighbouring properties;</li> <li>both direct and setting impacts on heritage assets of all types including Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Undesignated Heritage Assets and Registered Battlefields;</li> <li>the natural beauty of an AONB;</li> <li>the openness of the West Midlands Green Belt;</li> <li>an internationally or nationally designated wildlife site (e.g. Site of Special Scientific Interest, Special Protection Area or Special Area of Conservation), Local Wildlife Site, Habitats of Principal Importance or Local Geological Site;</li> <li>flood risk (i.e. is not within Flood Zones 2 or 3);</li> <li>protected Public Open Space;</li> <li>the character of the existing settlement pattern; and</li> <li>Best and Most Versatile Agricultural Land (BMVAL).</li> </ol> </li> </ul> <p>The following were omitted in the revised Development Boundaries:</p>	Noted.	None needed.

	<ul style="list-style-type: none"> <li>• large curtilages of existing dwellings which have the capacity to extend the built form of the settlement, where the potential for development would have an adverse impact on its surroundings;</li> <li>• recreational or amenity space at the edge of settlements;</li> <li>• Habitats of Principal Importance.</li> </ul> <p>In addition to the above, the SWC's have proposed minor amendments to 'tidy-up' existing Development Boundaries in order to provide more consistency and clarity. This might have been, for example, where an amendment had been made to include a coterminous SWDP allocation but this had resulted in an area of land surrounded by the Development Boundary but excluded from it.</p>		
	<p>Comments on Policy WDB1:</p> <ul style="list-style-type: none"> <li>• It is suggested that Policy WDB1 could be re-titled "New Development within the Welland Development Boundary" because the development boundary is a policy tool, not a policy.</li> <li>• The Welland NDP seeks to update the existing development boundary to include existing development coterminous with the existing / proposed development boundaries. It is considered that the proposed changes to the Welland development boundary generally apply the principles in the SWC's Development Boundary Review, although it is noted that Policy WDB1 proposes significant extensions to the development boundary. In particular, whilst Lawn Farm to the east of Welland has been developed for housing development, the SWC's did not consider it to be physically well-related to Welland. Also, a number of properties in Gifford Drive have large curtilages which potentially have the capacity to extend the built form of the settlement.</li> <li>• Whilst the proposed site allocation in Policy WH4A (land north of Cornfield Close) would be coterminous to the proposed revised Welland development boundary, it would be premature to include the site in the revised development boundary at this stage because it is a proposed allocation that has not been tested at examination.</li> <li>• Criterion 2 – It is not clear how all development proposals would reflect the natural environment. For clarity, it is suggested that criterion 2 could be replaced with wording along the following lines – <i>"All relevant planning applications will be required to demonstrate how they have taken account of the guidance set out within the Welland Design Guide contained at Appendix 5.1."</i> or by wording in bullet point 7 below.</li> <li>• Criterion 3 – It is presumed that scale and size are addressed in the Design Guide? So that decision makers could apply WDB1 consistently and with confidence, clearer guidance on "uses" that would not be appropriate within the development boundary would be helpful.</li> <li>• Criterion 5 – It is suggested that "high environmental value" lacks sufficient clarity for a decision maker to apply it consistently and with confidence and that sites with "important biodiversity" and "heritage value" could be addressed by other policies.</li> <li>• In light of the above comments, it is suggested that criteria 3 and 5 could be replaced by "They accord with other relevant policies in the WNDP and SWDP".</li> </ul> <p>In general, it is considered that an amended Policy WDB1 would provide flexibility and support development within the development boundaries and, with the suggested amendments above, would be in general conformity with the strategic policy SWDP 2 (Development Strategy and Settlement Hierarchy). SWDP 2 focuses most development on the urban areas where both housing needs and accessibility to lower-cost public services are greatest. SWDP 2B says windfall development proposals will be assessed in accordance with the settlement hierarchy. Welland is identified as Category 1 settlement in the hierarchy. In relation to Category 1 villages SWDP 2B says infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies.</p>	<p>Noted and agreed.</p> <p>Noted. A Development Boundary Review Statement has now been produced which applies the SWC's Development Boundaries Review Methodology principles to explain the rationale for the new boundary.</p> <p>Noted and agreed. The proposed allocation has been removed from the amended boundary.</p> <p>Noted and agreed.</p> <p>This criterion has now been deleted. See below.</p> <p>This criterion has been amended. See below.</p> <p>Noted and agreed, and the policy has been simplified and clarified.</p> <p>The alteration to the current development boundary and the associated policy could provide opportunities for appropriate windfall development to come forward. These opportunities would be assessed against this policy and relevant WNDP and SWDP policies.</p>	<p>Policy and RJ reviewed and amended. Note Policy renamed to Policy DB1 A development boundary review statement produced.</p>
	<p>Comments on the Reasoned Justification:</p> <ul style="list-style-type: none"> <li>• It is suggested that the Reasoned Justification could include text which says that "the boundary of sites allocated for development outside and adjoining the proposed development boundary (including the site proposed in Policy WH3A, if allocated) will form the basis of an extension to the development boundary shown in Figure 5.1."</li> <li>• Paragraph 5.2.5 – Land north of Cornfield Close is a proposed allocation, not an allocated site.</li> </ul>	<p>Noted.</p> <p>This paragraph will be amended to reflect comments above. A Development Boundary Review Statement has been produced which utilises the SWC's Development Boundaries Review Methodology to explain the rationale for the new boundary.</p>	<p>Policy and associated RJ reviewed and updated as appropriate. Development Boundary Review statement produced.</p>

<p>WDB2</p>	<p>Policy WDB2 seeks to strictly control new development in the open countryside. The policy provides some flexibility for new development e.g. rural workers housing, rural exception sites and replacement dwellings. Policy WDB2 also provides flexibility for house extensions, conversions and subdivisions of existing residential dwellings.</p> <p>Paragraph 80 of the Framework says planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) the development would re-use redundant or disused buildings and enhance its immediate setting;</p> <p>d) the development would involve the subdivision of an existing residential building; or</p> <p>e) the design is of exceptional quality, in that it:</p> <ul style="list-style-type: none"> <li>- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and</li> <li>- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</li> </ul> <p>SWDP 2C (Development Strategy and Settlement Hierarchy) says that the open countryside is defined as land beyond any development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP policies (for example providing the right land and buildings for jobs, protection of local shops, Travellers and Travelling Showpeople, housing to meet the needs of older people, tourist development, visitor accommodation and camping sites).</p> <p>SWDP12 (Employment in Rural Areas) seeks to safeguard existing employment sites in rural areas, supports the expansion of existing employment sites in rural areas and supports farm diversification.</p>	<p>It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18. The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies.</p>	<p>Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1</p>
	<p>Comments on Part A of Policy WDB2:</p> <ul style="list-style-type: none"> <li>• The criteria for residential development to be supported beyond the development boundary generally have regard to paragraph 80 of the Framework. However, unlike WDB2, the Framework does not require design to be of exceptional quality. It is therefore recommended that the word “and” at the end of criterion 4 be replaced with “or”.</li> <li>• Criterion 1 – it is suggested that the word “clearly” be deleted.</li> <li>• Criterion 2, the Reasoned Justification (paragraph 5.2.12) implies that the evidence of unmet local housing need be based on households within the Parish on the Homes Choice Plus waiting list with a preference to be housed in Welland, excluding households from elsewhere in the area. It is considered that the requirement outlined in the paragraph 5.2.12 of the Reasoned Justification would not be consistent with SWDP 16Ai which takes account of unmet local need having regard to o the latest Worcestershire Strategic Housing Market Assessment, the Sub-regional Choice-based Letting Scheme and other local data (e.g. Neighbourhood Plan, Parish Survey or Parish Plan).</li> <li>• Criterion 2 – suggest insert “and” after “SWDP 16”.</li> <li>• Criterion 3 - it is suggested that the wording be amended to read “...the replacement is not disproportionately larger than the existing dwelling and will not exceed the existing gross internal floorspace by more than 30%.” This is suggested because it is becoming increasingly difficult to calculate the original footprint of many older dwellings.</li> <li>• Paragraph 3 of Policy WDB2 supports the conversion and re-use of redundant and disused buildings for residential use. It should be noted that paragraph 84a of the Framework also supports the conversion of existing buildings in rural areas to support the rural economy. The emerging SWDPR 23 also supports the reuse or conversion of redundant or disused rural buildings for housing, employment, tourism, recreation and community uses, subject to a number of criteria being met.</li> <li>• Subject to the above comments, it is considered that Part A of Policy WDB2 provides a local interpretation of SWDP 2C as it relates to housing development in the open countryside.</li> </ul>	<p>It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18. The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies.</p>	<p>Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1</p>
	<p>Comments on Part B of Policy WDB2:</p> <ul style="list-style-type: none"> <li>• It is considered that Part B is very restrictive and would not be in general conformity with the SWDP. Whilst Part B would safeguard existing employment sites in rural areas, support the expansion of existing employment sites in rural areas and support</li> </ul>	<p>As above. The policy has been deleted.</p>	<p>Policy deleted. Reference to land outwith the Development Boundary added to the end of</p>

	<p>farm diversification in accordance with SWDP 12, it would not support other non-residential development such as renewable energy schemes, community facilities, sports and recreational facilities, Travellers sites, tourist development, camping sites etc.</p> <ul style="list-style-type: none"> <li>In relation to the above, it should be noted that paragraph 84 of the Framework says that planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Paragraph 85 says that planning policies should also recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.</li> <li>For consistency and clarity, it is suggested that the term "settlement boundary" is replaced with "development boundary"</li> </ul> <p>Paragraph 5.2.11 says implies that substantial construction of redundant and disused buildings would only be supported if the existing structure is not viable. It is considered that this is unnecessary and would not be consistent with paragraph 80c of the Framework and should be deleted.</p>		<p>policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1</p>
WG1	<p>The Framework makes provision for a Neighbourhood Plan to identify Local Green Spaces of particular importance to the local community. Paragraph 101 in the Framework says the designation of land as Local Green Space through Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them.</p> <p>Local Green Space is a restrictive and significant policy designation. It gives the land a similar status to that of Green Belt and for that reason paragraph 102 of the Framework says that such designations should only be used when the green space is in reasonably close proximity to the community it serves, where it is demonstrably special to the local community and holds a particular local significance, is local in character and not an extensive tract of land.</p> <p>The allocation of each Local Green Space requires robust justification. The draft Local Green Space Report (September 2021) helpfully assesses the proposed Local Green Spaces against criteria in paragraph 102 of the Framework.</p> <p>It is considered that Policy WG1 has regard to the Framework.</p>	<p>Noted.</p>	<p>None needed.</p>
	<p>Comments relating to Policy WG1:</p> <ul style="list-style-type: none"> <li>It is considered that the Policy and Reasoned Justification should make clear that the Local Green Spaces are, at this stage, "proposed", not "designated".</li> <li>It is considered that the Reasoned Justification should either explain what might constitute very special circumstances where development would be supported on Local Green Spaces or make clear that any development once within a Local Green Space should be consistent with the for Green Belts.</li> <li>Paragraph 5.3.5 - It is not considered necessary for proposed Local Green Spaces to be in general conformity with SWDP 5 (Green Infrastructure) or SWDP 38 (Green Space) because the purpose and criteria for identifying them is different.</li> <li>For information, proposed Local Green Spaces WLGS01 (Spitalfields Recreation Ground) and WLGS03 (Welland Park) are designated as Green Space in the SWDP.</li> <li>It is noted that proposed Local Green Spaces WLGS06 (Kingston Close Green Space) and WLGS07 (Natural England Ecology Zone) are adjacent to the proposed allocation for 36 dwellings on site CFS 0336 (Lawn Farm Phase 3). However, it would appear that access to site CFS 0336 would still be achievable if WLGS06 and WLGS07 were designated as Local Green Spaces so that the proposed SWDPR allocation need not be undermined.</li> </ul>	<p>Noted and agreed.</p> <p>Noted and agreed. The Policy and RJ can include reference that development should be consistent with policy framework for Green Belt. The policy phrasing will also be amended for clarity..</p> <p>Noted. The proposed policy agrees with the objectives of these two policies in terms of protecting areas of green space important to local communities. As such there is no conflict between the relevant policies.</p> <p>Noted.</p> <p>Noted.</p>	<p>Policy and RJ amended. Note Policy renamed as Policy G1</p>
WG2	<p>Paragraph 99 of the Framework says that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p>	<p>Noted.</p>	<p>None needed.</p>

	<p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p> <p>Paragraph 100 of the Framework says that planning policies should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p> <p>SWDP 38 (Green Space) resists development on designated Green Space unless the following circumstances are demonstrated:</p> <p>i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or</p> <p>ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or</p> <p>iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location.</p> <p>The Framework defines Open Space as “all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”</p>		
	<p>Comments on Policy WG2:</p> <ul style="list-style-type: none"> <li>The relationship between the proposed “Neighbourhood Open Spaces” and Open Spaces (as defined in the Framework) and Green Spaces (as defined and designated in the SWDP) is unclear. In light of this, the status of the proposed NOS’s is also unclear, particularly given that one of the propose NOS’s is a Site of Special Scientific Interest (SSSI).</li> <li>It is considered that the second part of the Policy lacks clarity and could not be applied consistently and with confidence by decision makers.</li> <li>To provide greater clarity for decision makers and have regard to the Framework, it is suggested that criteria based on paragraph 99 of the Framework would be more appropriate to assess the suitability of development proposals on the proposed NOS’s.</li> <li>The Reasoned Justification refers to paragraphs 92a and 96 of the Framework. It is considered that these paragraphs are not directly relevant for explaining the intention and rationale of Policy WG2.</li> </ul>	<p>Open space is defined in the glossary to NPPF. The term ‘Neighbourhood’ was added to ‘Open Space’ as they are considered to be open spaces that provide public value to the community within this neighbourhood area. This has been referenced in the RJ to policy WG2 (now renamed as Policy G2) and also in the NOS report.</p> <p>Noted. The policy has been amended to be clearer and have regard to the NPPF.</p> <p>The Policy and RJ has been amended to clarify and include reference to para99 of the NPPF.</p> <p>NPPF para 92c is relevant which states Planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, etc.</p> <p>Para 93a is also relevant which states ‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, ...), etc’.</p>	<p>Policy and RJ amended. Note Policy renamed as Policy G2</p>
WG3	<p>Paragraph 99 of the Framework says that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p>	<p>Noted.</p>	<p>None needed.</p>



	<p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>		
	<p>Comments on Policy WG3:</p> <ul style="list-style-type: none"> <li>The relationship between the proposed Marlbank Brook Open Space, other Neighbourhood Open Spaces (proposed in Policy WG2) and Open Spaces (as defined in the Framework) is unclear. In light of this, the status of the proposed Marlbank Brook Open Space is also unclear.</li> <li>The Reasoned Justification does not indicate what the open space is currently used for. It is not clear that the site meets the definition of Open Space.</li> <li>It appears that the intention is for the “Marlbank Brook Open Space” to be an integral part of the Concept Plan for proposed housing allocation at Cornfield Close (Policy WH4) and is shown as such in the Welland Design Guide and Codes.</li> <li>It is considered that Policy WG3 lacks sufficient clarity that a decision maker could apply it with consistently and with confidence. It is not clear what type of development proposals would be supported on the site.</li> <li>In relation to the requirement for maintenance and management arrangements, it should be noted that paragraph 56 of the Framework says that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.</li> <li>In light of the above, it is considered that there is insufficient justification for WG3 as a separate policy, but the proposed open space should be included as part of Policy WH4.</li> <li>The Reasoned Justification refers to paragraphs 92c and 93 of the Framework. It is considered that these paragraphs are not directly relevant for explaining the intention and rationale of Policy WG3.</li> </ul>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted.</p>	<p>Policy WG3 deleted.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting and enhancing Welland’s green space, landscape and biodiversity.</p>
WB1	<p>Paragraph 174d of the Framework says that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <p>Paragraph 179b of the Framework says that to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>SWDP 22 (Biodiversity and Geodiversity) says development which would compromise the favourable condition or the favourable conservation status of a Grassland Inventory Site (GIS), a Local Wildlife Site (LWS), a Local Geological Site (LGS), an important individual tree or woodland and species or habitats of principal importance recognised in the Biodiversity Action Plan, or listed under Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss.</p>	<p>Noted.</p>	<p>None needed.</p>
	<p>Comments on Policy WB1:</p> <ul style="list-style-type: none"> <li>Whilst paragraphs 174 and 179 of the Framework refer to net gains for biodiversity, they do not specify a percentage for the gain.</li> <li>Whilst the forthcoming Environment Bill includes a requirement for all future schemes including the development of land to deliver a mandatory 10% biodiversity net gain, this has not yet been enacted.</li> <li>The policy appears to require net gains to be sought on all proposals. This may not be feasible or practicable and some flexibility should be included in the policy. It should also be noted that the Environment Bill allows for the biodiversity gain to be achieved off-site.</li> <li>It may be worth noting that Schedule 7a of the Environment Bill proposes a ‘biodiversity metric’ to measure the value of habitats before and after development.</li> </ul> <p>In light of the above, it is considered that a policy requirement for a 10% biodiversity net gain would be premature in advance of the enactment of the Environment Bill. It is considered that the policy needs to be revised to refer to measurable net gains to accord with national policy and to introduce a degree of flexibility in its application.</p>	<p>Noted. However, we believe that the proposals within the Environment Plan and the Environment Act 2021 mean that an expectation of at least 10% net gain on all new development (with a few exemptions) is in conformity with national policy. Furthermore, it is more appropriate given the sensitivity of the local landscape and proximity of protected habitat sites/risk zones and of the need to protect and enhance wildlife corridors following the extensive build in the WNA in the last decade. Finally, it is also reflective of the priorities expressed by Welland’s community in the Reg 14 consultation.</p> <p>To provide clarity for decision-takers and applicants, the policy has been amended such that assessment should be “proportionate and</p>	<p>Policy reviewed and updated as necessary following 2022 LSCA report and Reg14 community consultation responses.</p> <p>Note Policy renamed as Policy B1.</p>

		current", and the policy and RJ make reference to relevant AONB Guidance including the Management Plan and Nature Recovery Plan which include information on biodiversity value, and details have been introduced around how applicants and decision-takers should address on-site and off-site measures	
WLC1	<p>Paragraph 174 of the Framework says that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing <u>valued landscapes</u>.</p> <p>Paragraph 176 of the Framework says that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>SWDP 25B (Landscape Character) only requires a LVIA for major development proposals (10+ dwellings or 1,000+ sq m non-residential development) where development is likely to have a detrimental impact upon i) a significant landscape attribute, ii) an irreplaceable landscape feature or iii) the landscape as a resource.</p>	Noted.	None needed.
	<p>Comments on Policy WLC1:</p> <ul style="list-style-type: none"> <li>It is considered that the Policy WLC1 is too diffuse and tries to mix issues such as conserving landscape character, visual impact and building design. As a consequence, the Policy lacks sufficient clarity for a decision maker to apply it with consistency and with confidence.</li> <li>Policy WLC1 proposes that the requirements be applied to all development proposals. It is considered that the requirements may not necessarily be fairly and reasonably related to the scale and kind of development proposed. For example, paragraphs 5.5.4 and 5.5.6 indicate that all development proposals should have regard to at least 6 guidance documents - Landscape Character Assessment Supplementary Guidance (August 2012), Landscape Character Assessment Technical Handbook (August 2013), MH AONB Landscape Strategy and Guidelines, MH AONB Guidance on Identifying and Grading Views and Viewpoints, MH AONB Guidance on the Selection and Use of Colour in Development, MH AONB Guidance on Building Design.</li> <li>It is considered that a LVIA may not be appropriate in all circumstances and for all types and sizes of development. It may also be worth noting that the emerging SWDPR 29B would not normally require a LVIA for proposals with the development boundary.</li> <li>It should be noted that Malvern Hills AONB guidance documents are not Supplementary Planning Guidance. The AONB guidance documents may contain information which is a material consideration but they are not planning policy documents. It is important to give careful consideration to the weight that can be attached to the guidance documents having regard to the Basic Conditions.</li> <li>Paragraph 4 of Policy WLC1 says "Development proposals within the setting of the AONB should ..." Presumably this should be "with the AONB and its setting ..."?</li> <li>Paragraph 5.5.3 says that there are 2 landscape types within the neighbourhood area. To provide clarity regarding the landscape types which the policy is seeking to conserve and enhance it would be helpful if the policy included a map showing the boundaries of the landscape types.</li> </ul> <p>As stated above, it is not totally clear what Policy WLC1 is seeking to achieve. However, if the policy primarily relates to landscape character, it is suggested that a policy along the following lines, and based on WCC's Landscape Character Assessment and its guidelines, may be appropriate:</p> <p><i>"Development proposals must demonstrate that:</i></p> <ol style="list-style-type: none"> <li><i>the characteristics and guidelines for the Landscape Type of the proposed site, as defined in the latest Landscape Character Assessment, have positively influenced the siting, design, scale, layout, landscaping and boundary treatment of the proposal; and</i></li> </ol>	<p>Noted.</p> <p>The policy and RJ has been updated for clarity but continues to state that development proposals should have regard to good practice guidance. It will be up to the applicant and the decision-taker to consider which elements of the guidance will be applicable to the specific proposal.</p> <p>Noted. Clarity has been included by amending the policy phrasing and including further information in the RJ.</p> <p>Noted. The policy and RJ states proposals should have "regard to" rather than "be in accordance with".</p> <p>Noted. This sentence has been deleted when the policy was updated following this consultation.</p> <p>Noted. A map showing the landscape type is included in the Baseline Report.</p> <p>Noted. The policy relates to 'landscape character and visual impact' which is its title. The policy has been amended for clarity.</p>	Policy and RJ amended. Note: policy renamed as Policy LC1

	<p>2. <i>every available opportunity has been taken to strengthen the landscape character of the relevant Landscape Type, by retaining and conserving existing features such as trees, woodland and hedgerows, and by restoring, enhancing and making new provision where this is appropriate.</i></p>		
WC1	<p>Paragraph 93c of the Framework says planning policies should plan positively for community facilities and guard against the unnecessary loss of valued facilities and services.</p> <p>SWDP 37B (Built Community Facilities) is a non-strategic policy.</p>	Noted.	None needed.
	<p>Comments on SWDP WC1:</p> <ul style="list-style-type: none"> <li>Community Facilities are defined in the SWDP as “Buildings, services and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.” In the SWDP, development proposals which could result in the loss of the Post Office would be assessed against SWDP 10 (Protection and promotion of centres and local shops) which is a strategic policy, not SWDP 37B.</li> <li>Subject to the above bullet point, it is considered that Policy WC1 is generally consistent with SWDP 37 (Built Community Facilities), although there are important differences. Unlike SWDP 37B, Policy WC1 does not require replacement community facilities to be in equally or more accessible locations, makes no allowance for an excess of similar provision in the area (which may be relevant in the case of public houses) and makes no allowance for the facility being needed for another community facility.</li> <li>Paragraph 5.6.2 refers to a document titled “Active Communities Malvern Hills District – A Vision for the Future”. It would be helpful if the relevance of the document to the 8 community facilities that WC1 seeks to protect was explained.</li> </ul>	<p>Noted. Policy title and content has been amended to add clarity and appropriate reference and context to SWDP10 and SWDP 37B.</p> <p>Noted. Policy SWDP 37B would appear to be more detailed and robust than WC1 as worded in the Reg14 consultation. Policy has been amended accordingly.</p> <p>Noted. Further detail has been included in the RJ.</p>	Policy and RJ amended. Note Policy has been renamed as Policy C1.
WC2	<p>Paragraph 93a of the Framework says that to provide the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p> <p>SWDP 37A is a non-strategic policy. SWDP 37A supports the provision of new community facilities or the enhancement of existing facilities, subject to satisfying the sequential test in the Framework where applicable. Applicants are required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility.</p> <p>It is considered that Policy WC2 is generally consistent with SWDP 37A.</p>	Noted.	None needed.
	<p>Comments on Policy WC2:</p> <ul style="list-style-type: none"> <li>Criterion 1 – It is considered that reference to “mass and form” lacks sufficient clarity for decision makers to apply the policy consistently and with confidence. It is suggested that the criterion could be simplified to “They are of a scale appropriate to the location.”</li> <li>Criterion 2 – “A high standard of sustainable design” lacks sufficient clarity for decision makers to apply the policy consistently and with confidence. Design would be addressed by Policy WD1 and does not need to be duplicated.</li> <li>It is suggested that criteria 3 and 4 could be more positively worded. For example, proposals would be supported if they “<i>avoid undue impact on residential or other local amenity</i>” and “<i>provide sufficient parking to accommodate the vehicles of all users and staff</i>”.</li> <li>Policy WC2 appears to support new community facilities anywhere in the Parish. Is this deliberate? It is suggested that an additional criterion could be added along the lines of “<i>They make full use of opportunities to provide access by walking, cycling or</i></li> </ul>	<p>Noted. The policy has been amended as suggested.</p> <p>Noted. Criterion has been amended to refer to the Welland Design Guide. Also wording encouraging renewable and low carbon energy provision has been included.</p> <p>Noted. The policy has been amended. Regarding parking, only “<i>satisfactory access and off-street parking such that existing residential or other uses is not unacceptably harmed</i>” has been included as the suggested phrasing “<i>to accommodate the vehicles of all users and staff</i>” was considered not only prohibitive to some potentially valuable proposals, but also in conflict with the aim to encourage more sustainable forms of transport to access the facilities.</p> <p>Noted and now included.</p>	Policy and RJ amended. Note policy has been renamed as Policy C2 Section 6 & Appendix 6.1 updated.

	<p><i>public transport</i>" or <i>"Where practical and viable, use should be made of sites which are within or physically well-related to Welland"</i>.</p> <ul style="list-style-type: none"> <li>Paragraphs 5.6.6, 5.6.7 and 5.6.8 refer to the Parish Council obtaining CIL monies / S106 developer contributions and potential extension of the Village Hall. These issues do not explain the intention and rationale of Policy WC2 and should be deleted.</li> </ul>	Noted. This information has been moved to Section 6 and Appendix 6.1.	
WHE1	<p>Heritage assets are an irreplaceable resource and paragraph 189 of the Framework requires that historic assets should be conserved in a manner that is appropriate to their significance.</p> <p>Paragraph 203 of the Framework says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	Noted.	N/A
	<p>Comments on Policy WHE1:</p> <ul style="list-style-type: none"> <li>Policy WHE1 helpfully distinguishes between designated heritage assets (such as listed buildings and conservation areas) and other heritage assets (identified by the local authority).</li> <li>It is considered that Policy WHE1 has regard to paragraph 203 of the Framework.</li> <li>For clarity, it is suggested that <i>"(a building or structure on the Local List - following adoption by Malvern Hills District Council)"</i> be inserted after "asset" in the first sentence of Policy WHE1.</li> <li>Paragraph 5.7.2 – It is suggested that the 3<sup>rd</sup> sentence which starts with "Proposals must seek to minimise ..." be replaced with <i>"Proposals should seek to protect or enhance non-designated heritage assets."</i></li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Policy amended to provide more clarity for applicant and decision-taker.</p> <p>Noted. Change made to the RJ.</p>	Policy and RJ amended. Note Policy now renamed as Policy HE1
WI1	<p>Paragraph 28 of the Framework says that non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include the provision of infrastructure at a local level.</p> <p>Planning Practice Guidance says that "a qualifying body may wish to consider what infrastructure needs to be provided in their neighbourhood area from the earliest stages of plan-making alongside development such as homes, shops or offices. Infrastructure is needed to support development and ensure that a neighbourhood can grow in a sustainable way.</p> <p>The following may be important considerations for a qualifying body to consider when addressing infrastructure in a neighbourhood plan:</p> <ul style="list-style-type: none"> <li>what additional infrastructure may be needed to enable development proposed in a neighbourhood plan to be delivered in a sustainable way</li> <li>how any additional infrastructure requirements might be delivered</li> <li>what impact the infrastructure requirements may have on the viability of a proposal in a draft neighbourhood plan and therefore its delivery</li> <li>what are the likely impacts of proposed site allocation options or policies on physical infrastructure and on the capacity of existing services, which could help shape decisions on the best site choices</li> </ul> <p>Qualifying bodies should engage infrastructure providers (eg utility companies, transport infrastructure providers and local health commissioners) in this process, advised by the local planning authority."</p> <p>SWDP 7 (Infrastructure) says:</p> <p>A. The partner authorities will work closely with their partners, especially the County Council, to bring forward the appropriate and proportionate infrastructure that is required in order to deliver the Plan.</p> <p>B. Development will be required to provide or contribute towards the provision of infrastructure needed to support it.</p> <p>C. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.</p>	Noted.	None needed.

	<p>Comments on Policy W11:</p> <ul style="list-style-type: none"> <li>It is considered that the adequacy of infrastructure requirements, such as highways capacity, sewerage, drainage etc would generally be identified when consulting service providers. The need to provide necessary infrastructure would form the basis of Section 106 agreements.</li> <li>The policy proposes that Policy W11 be applied to all development proposals “other than householder development”. What is the definition of householder development? Clarification of what “householder development” would be excluded from Policy W11 should be provided.</li> <li>Planning Practice Guidance clearly allows Neighbourhood Plans to consider what infrastructure is needed to support development, but Policy W11 does not identify what infrastructure may be needed to support sustainable development in Welland. For example, has any assessment been undertaken of the infrastructure associated with the proposed allocations for policies WH4A and WH4B? In brief, it is considered that there is a lack of proportionate, robust evidence to support the choices made and proposed approach in W11.</li> </ul> <ul style="list-style-type: none"> <li>As currently worded, it is considered that Policy W11 lacks sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications.</li> </ul>	<p>Noted.</p> <p>A definition for “Householder development” has been included at its first reference in the NP, the RJ for this Policy, and also the glossary.</p> <p>Paragraph 2 in the RJ to policy SWDP7 ‘infrastructure’ states, ‘For those allocated sites where the SWDP does not provide detailed policy guidance on infrastructure provision, a specific assessment of infrastructure requirements will need to be made when development proposals come forward’. Policy W11 requires the same assessment to be made and a statement provided with any application to demonstrate that this has been done. It is therefore considered to be in general conformity with SWDP7 and could be consistently applied.</p> <p>Minor amendments have been made to ensure improved clarity.</p>	<p>Policy and RJ amended. Note this policy has been renamed Policy I1</p>
W12	<p>In relation to Part A of Policy W12, paragraph 114 of the Framework says planning policies should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</p> <p>SWDP 26 is a non-strategic policy. Policy SWDP 26A says new development should be provided with superfast broadband or alternative solutions where appropriate, e.g. mobile broadband and / or Wi-Fi. Wherever practicable, superfast broadband capacity should be incorporated to agreed industry standards. Developers and infrastructure providers should seek to facilitate this through early engagement.</p> <p>In relation to Part B of Policy W12, paragraph 115 of the Framework says that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.</p>	<p>Noted.</p>	<p>None needed.</p>
	<p>Comments on Policy W12:</p> <ul style="list-style-type: none"> <li>It is considered that Policy W12 has regard to paragraphs 114 and 115 of the Framework.</li> <li>Paragraph 5.8.10 says that applicants are required to demonstrate that “relevant guidelines and exposure of non-ionising radiation” have been met. Is this introducing a new policy requirement?</li> </ul>	<p>Noted.</p> <p>Noted and agree. Relevant sentence deleted.</p>	<p>Policy and RJ updated. Note this policy has been renamed to Policy I2</p>
W13	<p>Paragraph 112e of the Framework says applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</p>	<p>Noted.</p>	<p>None needed.</p>
	<p>Comments on Policy W13:</p> <ul style="list-style-type: none"> <li>The principle of the policy seems to have regard to paragraph 112e of the Framework.</li> <li>It may be of interest to note that W13 is consistent with emerging Policy SWDPR 3E.</li> <li>Paragraph 5.8.14 – the wording implies that the Framework supports 5% of non-residential parking spaces being ULEV charging spaces. Presumably, it is WCC’s Streetscape Design Guide that supports this, not the Framework?</li> </ul>	<p>Policy W13 regarding electric vehicle points has been deleted as the need for it has been superseded by the requirements of Part S of the Building Regulations which came into force on 15 June 2022. However, the provision of EV charging points in car parks in Welland has been included in Appendix 6.1 Community Development Projects</p>	<p>Policy W13 deleted.</p> <p>The provision of EVCPs for existing car parks in Welland has been added to the list of potential Community Development Projects at Appendix 6.1.</p>

	<ul style="list-style-type: none"> <li>It is not clear whether the requirements in paragraph 5.8.16 go over-and-above the requirements of Policy W3.</li> <li>The "actions" proposed in paragraph 5.8.17 do not relate to the development and use of land. It is therefore considered that paragraph 5.8.17 should be deleted.</li> </ul>		
W14	<p>Paragraph 161 of the Framework says all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:</p> <ol style="list-style-type: none"> <li>applying the sequential test and then, if necessary, the exception test as set out below;</li> <li>safeguarding land from development that is required, or likely to be required, for current or future flood management;</li> <li>using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and</li> <li>where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.</li> </ol> <p>Paragraph 167 of the Framework says that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</li> <li>the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;</li> <li>it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</li> <li>any residual risk can be safely managed; and</li> <li>safe access and escape routes are included where appropriate, as part of an agreed emergency plan.</li> </ol> <p>Paragraph 169 of the Framework says major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:</p> <ol style="list-style-type: none"> <li>take account of advice from the lead local flood authority;</li> <li>have appropriate proposed minimum operational standards;</li> <li>have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and</li> <li>where possible, provide multifunctional benefits.</li> </ol> <p>Relevant strategic policies in the SWDP are SWDP28 (Management of Flood Risk) and SWDP 29 (Sustainable Drainage Systems).</p>	<p>Noted.</p> <p>W14 (now renamed as Policy I3) provides important local context for the application of national and local policy to ensure the provision of surface and foul water drainage and management systems that are sustainable and suitable for the longer term for the community</p>	<p>Policy W14 renamed as Policy I3 and reviewed and updated as necessary.</p>
W15	<p>Paragraph 104c of the Framework says plan making should consider opportunities to promote walking, cycling and public transport use.</p> <p>Paragraph 106c of the Framework says that planning policies should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development.</p> <p>Paragraph 106d says that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).</p> <p>SWDP 4Jii says that the Cotswold and Malvern Line will be safeguarded from development that would prejudice future enhancements to the rail network.</p>	<p>Noted.</p>	<p>None needed.</p>
	<p>Comments on Policy W15:</p> <ul style="list-style-type: none"> <li>Policy W15 can only seek to safeguard that part of the former rail line which is within the Neighbourhood Area.</li> <li>Whilst it is clear from paragraph 5.8.29 that Worcestershire County Council support the principle of active travel corridors, it is not clear from paragraph 5.8.31 whether the Local Transport Plan supports the proposed AT corridor, particularly in light of the provisions of SWDP 4Jii.</li> </ul>	<p>Noted. Clarify introduced that the policy relates to the part of the former railway line which falls within the Neighbourhood Area.</p> <p>The use of the line as a cycle/walking route would not prejudice any future enhancement of the Cotswold and Malvern Line. The LTP</p>	<p>Policy and RJ amended. Note this policy has been renamed as Policy I4 Section 6 &amp; Appendix 6.1 updated.</p>

	<ul style="list-style-type: none"> <li>The Reasoned Justification lacks information on whether there is currently public access to the former rail line or whether public accessibility would be an issue.</li> <li>To be in general conformity with SWDP 4Jii, it is suggested that wording along the following lines may be appropriate – <i>“Proposals for an active travel corridor on the part of the former rail line within the Neighbourhood Area will be supported where it would not prejudice future rail use”.</i></li> <li>In relation to proposals that link existing Public Rights of Way to the proposed Active Travel Corridor, there is a lack of clarity about which PProW’s the policy may apply to. As a consequence, it is considered that the second paragraph of Policy W15 does not provide a practical framework within which decisions on planning applications can be made consistently and with confidence.</li> </ul>	<p>supports the ATC along part of the old rail line within the parish of Malvern Wells.</p> <p>Linkage with public access is contained in community projects Appendix 6.1.</p> <p>This is not considered necessary as part of the old rail line is already designated for an ATC in the LTP.</p> <p>Noted. This reference has been moved to community projects Section 6 and Appendix 6.1.</p>	
W16	<p>PPG says that a neighbourhood plan should contain policies for the development and use of land because applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.</p> <p>PPG says that wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.</p>	Noted.	None needed.
	<p>Comments on Policy W16:</p> <ul style="list-style-type: none"> <li>It is considered that Policy W16 does not relate to the use of land and would not be used for determining planning applications. To accord with PPG it is therefore considered that it would be more appropriate to include the Parish Council’s spending priorities for CLT monies in Chapter 6 (Plan Delivery and Implementation) or 7 (Non-Policy Actions).</li> <li>Paragraph 5.8.36 refers to paragraphs 34 and 57 of the Framework. It is considered that these paragraphs are not directly relevant to Policy W16</li> </ul>	Noted. Wording moved to Section 6 Non Policy Actions.	Section 6 updated.
WD1	<p>The Government is seeking to support high quality design in all new development. Paragraph 126 of the Framework says good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.</p> <p>Paragraph 127 of the Framework says plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>Paragraph 128 of the Framework says that to provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety.</p> <p>Paragraph 129 of the Framework says design guides and codes can be prepared at an area-wide, neighbourhood or site- specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. All guides and codes should take into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.</p> <p>Paragraph 134b of the Framework says that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</p> <p>SWDP 21 (Design) seeks to ensure that new development will be of a high quality and integrates effectively with its surroundings and reinforces local distinctiveness. SWDP 21 is supported by the South Worcestershire Design Guide Supplementary Planning Document which was adopted in 2018.</p>	Noted.	None needed.
	<p>Comments on Policy WD1:</p> <ul style="list-style-type: none"> <li>The principle of Policy WD1 appears to have regard to the Framework and to be in general conformity with SWDP 21.</li> </ul>	<p>Noted.</p> <p>Noted. Phrasing amended.</p>	Relevant policies and RJs amended. Note this policy has been renamed as Policy D1. Design Guide and Code document reviewed and updated.

	<ul style="list-style-type: none"> <li>It should be noted that the Welland Design Guide and Codes is guidance, not policy. It is therefore considered that it would not be appropriate to require compliance with the Design Guide. It is suggested that it would be more appropriate to say that <i>"planning applications will be required to demonstrate how they have taken account of the guidance set out within the Welland Design Guide and Codes contained in Appendix 5.1."</i></li> <li>Similarly, development proposals for the proposed site allocations in Policies WH4A and WH4B should demonstrate how they have taken account of the guidance set out within the Welland Design Guide and Codes</li> <li>To have regard to paragraph 134b of the Framework it is also suggested that the policy includes wording along the lines of – <i>"Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness."</i></li> <li>In relation to micro-generation and energy efficiency, there is an inconsistency between the principles and guidance in the Design Guide and Policies WSD2 and WSD3. Please also see previous comments on WSD2 and WSD3.</li> <li>It should be noted that there is no statutory requirement for applicants to undertake pre-submission consultation with the Parish Council. This can only be encouraged.</li> <li>Whilst SWDP 13 (Effective Use of Land) indicates that in villages and on sites of less than 100 dwellings, new development should be provided at an average net density of 30 dwellings per hectare, it is noted that based on local evidence the Design Guide suggests densities not exceeding 20 dwellings per hectare in Welland.</li> </ul>	<p>Noted. Policy (WD1 amended and also see response to WH4A and WH4B policies below.</p> <p>Agreed and now included.</p> <p>Inconsistencies resolved. Criterion 6 removed as dealt with in relevant policies.</p> <p>Phrasing has been amended.</p> <p>NPPF paras 124-125 states that design guides can be used to inform density along with other design principles. Para 125b states that it may be appropriate to set a range of density standards which reflect the accessibility and potential of different areas. The policy and design guide are considered to have regard to the NPPF and supported by robust local evidence.</p>	
WD2	<p>Paragraph 104c of the Framework says that opportunities to promote walking, cycling and public transport use should be identified and pursued at the plan-making stage.</p> <p>SWDP 4 says proposals must demonstrate that: the layout of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety and they are consistent with the delivery of the Worcestershire Transport Plan objectives. Also, new development should have regard to the design criteria and principles set out in Manual for Streets, Worcestershire County Council's Local Transport Plan, and Worcestershire County Council's Highways Design Guide.</p>	Noted.	None needed.
	<p>Comments on WD2:</p> <ul style="list-style-type: none"> <li>It is not clear precisely what problem Policy WD2 is seeking to address. Paragraph 5.9.14 suggests that the intention of WD2 is to mitigate the impact of development on the local highway network. If this is the case, the relevance of criteria 3 relating to WCC car parking standards is not obvious.</li> <li>There also appears to be some overlap between Policy WD2 and Policy WD1 (Design) which specifically includes guidance on connectivity.</li> <li>In relation to criterion 4, given the relatively rural nature of Welland it is not clear that all development proposals would be able to achieve access to public transport (which would be bus services given that there is no local rail station).</li> </ul>	<p>The impact from traffic generation and on-street parking associated with new development is a key issue for local residents. On-street parking can have a harmful impact on highway capacity and safety. Title amended to better reflect the objectives of the policy.</p> <p>There may be some overlap but there is no conflict.</p> <p>The criterion references public transport <u>or</u> walking/cycling.</p>	<p>Policy and RU amended as necessary e.g. title amended to reflect the objectives of the policy; minor changes including an additional criterion relating to highway changes having regard to the relevant AONB guidance.</p> <p>Note that this policy has been renamed as Policy D2</p>
WH1	<p>Paragraph 62 of the Framework says the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p> <p>SWDP 14A (Market Housing Mix) says all new residential developments of five or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment and / or other local data, for example, Neighbourhood Plans, Parish Surveys, Parish Plans and developers' assessments.</p>	Noted.	None needed.
	<p>Comments on WH1:</p> <ul style="list-style-type: none"> <li>Policy WH1 seeks to have regard to paragraph 62 of the Framework and SWDP 14A. However:</li> </ul>	Noted. WH1 renamed as Policy H1 and retitled with reference to 'market' housing.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate



	<ul style="list-style-type: none"> <li>The housing mix proportions proposed in Policy WH1 currently refers to all housing rather than just to market housing. It should be noted that generally, the need for affordable housing often includes a higher requirement for 1 bed dwellings – and Policy WH1 would limit the District Council’s ability to seek higher than 10%. Indeed, in terms of affordable housing, the need for 1-bed dwellings is the highest need by far on the District Council’s housing register, the Affordable Housing SPD states that the highest need is for 1 and 2 beds, and this is also echoed in the Strategic Housing Market Assessment (SHMA). It is therefore suggested that the proposed housing mix relate specifically to market housing.</li> <li>The proposed housing mix is considered to be too prescriptive and does not provide sufficient flexibility. Further, the reasoning for the specific proportions is not explained in the Reasoned Justification.</li> <li>The requirement for a larger share of semi-detached and “terraced houses” appears to conflict with Policy WD1 (Design) where paragraph 5.9.7 says “wherever possible, terraced dwellings should be avoided ...”</li> <li>It is noted that the Housing Needs Assessment (March 2021) indicates a need for 22 affordable homes and estimates that there might be at least 43 specialist dwellings required by the end of the plan period to meet the needs of older people who may need care and support.</li> <li>Policy WH1 says that there is a “significant” need for 2 and 3 bedroom dwellings without quantifying the level of need.</li> <li>It is suggested that the accuracy of paragraphs 5.10.2 – 5.10.6 are checked. The Reasoned Justification implies that 2011 Census shows what size dwellings are most popular with different age groups. It is suggested that census data is more likely to reflect affordability rather than popularity.</li> </ul>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>This refers to ‘long’ terraces rather than ‘short’ terraces.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p>	<p>references included in the RJ for each housing policy.</p> <p>Note that this policy (WH1) has been renamed as Policy H1</p>
WH2	<p>Paragraph 63 of the Framework says that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:</p> <ol style="list-style-type: none"> <li>off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</li> <li>the agreed approach contributes to the objective of creating mixed and balanced communities.</li> </ol> <p>Paragraph 64 of the Framework says that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>Paragraph 65 of the Framework says that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:</p> <ol style="list-style-type: none"> <li>provides solely for Build to Rent homes;</li> <li>provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</li> </ol>	Noted.	None needed.

<p>c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.</p> <p>The draft SWDPR 14 (Meeting Affordable Housing Needs) says that the number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need (including the need of older residents and residents with special needs), specific site and location factors and having regard to the approach set out below:</p> <p>i. Within Designated Rural Areas :</p> <ul style="list-style-type: none"> <li>• On sites of between 5 and 9 dwellings, 40% of units should be affordable and provided on site; and</li> <li>• On sites of less than 5 dwellings, a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site.</li> </ul> <p>ii. On all sites of either 10 or more dwellings or 0.5 ha or more, 40% of the units should be affordable and provided on site.</p>		
<p>Comments on Policy WH2:</p> <ul style="list-style-type: none"> <li>• Welland is a designated rural area. Paragraph 64 of the Framework therefore allows the policy to set out a lower threshold of 5 units or fewer for affordable housing. It is strongly recommended that the Neighbourhood Plan takes advantage of this, otherwise sites of fewer than 10 dwellings will not be providing any affordable housing.</li> <li>• Part 2 of the policy says that affordable housing thresholds on the allocated sites are set out in the relevant policies WH4A, WH4B and WH5. Policy WH4B does not set out a requirement for affordable housing and there is no Policy WH5.</li> <li>• In relation to Part 3 of the policy, it should be noted that the type of affordable homes for sale is known as First Homes, not First Time Homes.</li> <li>• It is not clear why Part 3 of the policy is prescriptive about the remaining 5% being shared ownership. It is understood that sometimes there are affordability issues associated with shared ownership compared with other forms of affordable homes for sale. It is suggested that the policy could be re-worded to say "30% affordable homes for sale of which 25% should be First Homes"</li> <li>• In relation to Part 3, it should be noted that affordable rent is up to 80% of the market rent. Social rent is generally lower than affordable rent and so is affordable to more people who cannot afford market rent or 80% market rent. It is suggested that greater emphasis could be given to social rented affordable housing.</li> <li>• First Homes have to be discounted by at least 30%. It is unclear what evidence has been used to support the proposed 50% requirement. Any requirement for more than 30% would need to be subject to viability.</li> <li>• It is suggested that the Policy includes a requirement for arrangements to be put in place to ensure that the affordable housing will remain affordable.</li> <li>• It is suggested that the Policy includes provision for off-site contributions being accepted in lieu of on-site provision where robust justification exists. Exceptionally, where it has been demonstrated that the proportion of affordable housing sought by WH2 would</li> </ul>	<p>Noted and agreed. Amended to a lower threshold. A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Noted. Policy WH4B has been deleted. Erroneous reference to WH5 removed.</p> <p>Noted. Reference to 'Time' removed.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Noted and agreed. This is reflected in the further housing needs study that was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>This was using evidence that is still considered valid from the first HNA produced for the NP. The policy includes a reference to viability.</p> <p>Noted and agreed. This is reflected in the further housing needs study that was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Noted. This is reflected in the further housing needs study that was conducted following the</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Policy WH4B has been deleted.</p> <p>Policy WH2 has been renamed as Policy H2 and amended with regard to further housing needs evidence.</p>

	<p>not be viable, the maximum proportion of affordable housing should be sought that does not undermine the developments viability.</p> <ul style="list-style-type: none"> <li>Paragraph 5.10.11 – It should be noted that the District Council is no longer using “Home Choice Plus” – it has been updated to “Housing For You”</li> </ul>	<p>Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Noted. This is reflected in the further housing needs study that was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p>	
WH3	<p>Paragraph 92 of the Framework says that planning policies should aim to achieve healthy, inclusive and safe places.</p> <p>Building Regulations establish standards that must be achieved in the construction of buildings. A series of <b>Approved Documents</b> set out what typically would be acceptable for compliance with the relevant requirements of Building Regulations. There is no legal obligation to follow the guidance in the Approved Documents.</p> <p>The Approved Document M (Access to and Use of Buildings) provides guidance relating the requirements of the Building Regulations for access to and the use of buildings.</p> <p><u>Requirement M4(2): Category 2 – Accessible and adaptable dwellings</u> - is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users. <u>Requirement M4(3): Category 3 – Wheelchair user dwellings</u> - is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities.</p> <p>Paragraph 56 of the Framework says that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.</p>	Noted.	None needed.
	<p>Comments on Policy WH3:</p> <ul style="list-style-type: none"> <li>Requirements M4(2) and M4(3) are “optional requirements” as defined in the Building Regulations. It is considered that making optional requirements mandatory would require robust, proportionate evidence.</li> <li>It is understood that recommendations relating to Approved Document M (Access to and Use of Buildings) apply to new dwellings and dwellings undergoing material alteration only. They do not apply to the extension of a dwelling.</li> <li>Whilst the Reasoned Justification clearly indicates a growing and aging population in Welland, it is considered that a requirement for all new dwellings to achieve M4(2) and M4(3) standards would not be proportionate. Clearly, not all new residents will require dwellings that are adaptable and wheelchair compatible. It is considered that it may be appropriate for a proportion of dwellings to be built to the proposed standard, subject to robust and proportionate evidence from the Housing Needs Assessment. As background, the emerging SWDFR (which has not yet been tested at examination) proposes that 20% of market dwellings should meet the Part M4(2) dwelling standard.</li> </ul>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Noted. Reference to extensions has been removed.</p> <p>It is accepted that not all new residents will require these standards at the time they move into the property. However, it is about increasing the proportion of the housing stock within the NA which are already adapted to meet these specific needs rather than trying to retrofit the requirements into the existing housing stock. Therefore, although the policy retains requirement for all dwellings to be M4(2) compliant, it has been amended such that there is now a reduced requirement for M4(3) to 20% on 5 or more dwellings on the basis of smaller developments coming forward in the WNA (than</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. All the NP housing policies were updated to have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy.</p> <p>Note that this policy has been renamed as Policy H3</p>

		in south Worcestershire) and evidence of disability in the WNA from the 2021 Census.	
WH4A	<p>Paragraph 29 of the Framework says neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</p> <p>Paragraph 70 of the Framework says that Neighbourhood Planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>Paragraph 14 of the Framework confers a limited protection on Neighbourhood Plans which plan for housing where certain criteria are met. To benefit from the protection conferred by Paragraph 14 a Neighbourhood Plan would need to plan for housing through policies and allocations to meet the identified (or indicative) housing requirement in full, including possible allowance for some windfall development.</p> <p>Paragraph 176 of the Framework says that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>Paragraph 177 of the Framework says that when considering applications for development within Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:</p> <ol style="list-style-type: none"> <li>the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</li> <li>the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and</li> <li>any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</li> </ol> <p>Footnote 60 of the Framework says that for the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker (ie Malvern Hills District Council), taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</p> <p>Planning Practice Guidance says that if a local planning authority is also intending to allocate sites in the same neighbourhood area it should avoid duplicating planning processes that will apply to the neighbourhood area. PPG says that a local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process. PPG says that a neighbourhood plan can also propose allocating alternative sites to those in a local plan, where alternative proposals for inclusion in the neighbourhood plan are not strategic, but a qualifying body should discuss with the local planning authority why it considers the allocations set out in the strategic policies are no longer appropriate.</p> <p>SWDP 16 (Rural Exception Sites) says that affordable housing development will be permitted on small sites beyond, but reasonably adjacent to, the development boundaries of villages where the following is demonstrated:</p> <ol style="list-style-type: none"> <li>There is a proven and as yet unmet local need, having regard to the latest Worcestershire Strategic Housing Market Assessment, the Sub-regional Choice-based Letting Scheme and other local data e.g. Neighbourhood Plan, Parish Survey or Parish Plan;</li> <li>No other suitable and available sites exist within the development boundary of the settlement; and</li> <li>Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.</li> </ol> <p>Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme.</p>	Noted.	None needed.
	<p>Comments on Policy WH4A:</p> <ul style="list-style-type: none"> <li>The Framework enables Plans to allocate sites within AONB's. The scale and extent of development within AONB's should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</li> </ul>	Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to	The NPWG has been provided with an IHR from SWCs for Welland. This has changed over time. A further housing needs study was conducted following the Reg14 consultation to clearly



	<ul style="list-style-type: none"> <li>The Welland Design Guide and Codes helpfully provides an indicative Concept Plan for the proposed allocation on land north of Cornfield Close, including the proposed open space south of Marbank Brook. To provide clarity for decision makers (and those considering the draft Neighbourhood Plan) it is strongly suggested that the draft Concept Plan be included in Policy WH4A.</li> <li>Criterion 1 – It is considered that it is appropriate to include an indicative mix for housing types and sizes, but Policy WH1 is too prescriptive – see comments on WH1.</li> <li>Criterion 2 – It is noted that the requirement for 10 affordable dwellings is higher than the 40% requirement in WH2. SWDP 16 (Rural Exception Sites) includes provision for an element of market housing where 100% affordable housing provision cannot be achieved.</li> <li>Criterion 3 – see previous comments on WH3.</li> <li>Criterion 4 - 40% Green Infrastructure accords with SWDP 5A). It is considered that the detailed requirements for what the Green Infrastructure should include is very prescriptive, particularly given the requirements for the neighbouring Marbank Brook Open Space in Policy WG3. Inclusion of the draft Concept Plan would provide greater clarity on the proposed location and purpose of Green Infrastructure on the site.</li> <li>Criterion 5 - Given that Policy WH4A proposes a density of just 14 dwellings per hectare, it is unclear why an applicant should demonstrate that the scale and massing is appropriate to the AONB. Inclusion of the draft Concept Plan would provide greater clarity on the proposed density and the Design Guide clarifies that dwellings should be no more than one or two storeys.</li> </ul>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted.</p> <p>A Concept Plan is included in the Design Guide and Codes document and as an appendix to the NP and is purely for illustrative purposes showing how the design principles can inform a proposed layout. The RJ for Policy H4 clearly signposts the reader to this Code and the context of the Concept Plan.</p> <p>See comments above on H1.</p> <p>The required tenure of housing for the allocation in Policy H4 has been changed to 100% affordable due to evidence from the Housing Evidence Paper.</p> <p>See comments above on H3.</p> <p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted. Note also that the site area and capacity has been reduced following further Landscape Sensitivity and Capacity Assessment (2022) and dialogue with the site promoter. GI provision now shown to the east and north of the site.</p> <p>A Concept Plan is included in the Design Guide and Codes document and as an appendix to the NP and is purely for illustrative purposes showing how the design principles can inform a proposed layout. The RJ for Policy H4 clearly signposts the reader to this Code and the context of the Concept Plan.</p> <p>The RJ and the Design Code set out the purposes for the various green infrastructure provision in the proposed allocation. Noted. It is considered that the GI should be multi-functional and include important existing landscape features.</p> <p>Noted. Policy amended. A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the NP housing policies were updated to have regard to the findings of these studies and detail and appropriate references included in the RJ</p>	
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	<ul style="list-style-type: none"> <li>• Criterion 6 – The Welland Design Guide and Codes is guidance, not policy. Rather than requiring compliance with the Design Guide, it is considered that applicants should be required to demonstrate how they have taken account of the guidance set out within the Welland Design Guide and Codes contained at Appendix 5.1. This should not preclude innovative or contemporary design where it can be shown to conserve and enhance the landscape and scenic beauty of the Malvern Hills AONB.</li> <li>• Criterion 7 – Given that that Welland Design Guide and Codes includes a colour palette for Welland it is considered that criterion 7 would be duplication and unnecessary.</li> <li>• Criterion 8 – It is not clear why an applicant would have to demonstrate that the development provides safe walk and cycle access to key local facilities. Paragraph 5.10.35 indicates that this has been demonstrated as part of the site assessment process.</li> <li>• Criterion 9 – Paragraph 185c of the Framework says that planning policies should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. For clarity, it is suggested that text following the first sentence could be replaced with <i>“Where external lighting is proposed it must be demonstrated that it is essential for the maintenance of health and safety by road users and building occupiers and include measures to avoid light spillage beyond the development site.”</i></li> <li>• Criterion 10 – If the proposed site is allocated in the Neighbourhood Plan, it is considered that it would not be reasonable to expect an applicant to have to demonstrate that “cumulative effects” from the development would not have an adverse impact on the AONB.</li> <li>• Criterion 11 – Paragraph 56 of the Framework says that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. It is considered that a planning condition requiring occupancy by people who have been resident in Welland parish for the last 3 years would neither be necessary or reasonable. Also, there could be unintended consequences if existing Welland homeowners bought the new dwellings without selling their existing properties. Further, who would monitor whether residents had lived in Welland for the last 3 years, and would such a requirement be legally enforceable?</li> <li>• Paragraph 5.10.28 - for accuracy, the methodology for calculating the indicative housing requirements was approved by the MHDC Executive Committee, not the specific indicative figure for Welland. Also, the indicative housing requirement figures for the Welland Neighbourhood Area were provided on behalf of the South Worcestershire Councils (rather than MHDC) following a request from the Parish Council.</li> </ul>	<p>for each housing policy and also reflected in the Design Guide and Code document.</p> <p>Noted and policy phrasing amended. Both the policy and the Design Guide and Codes document have taken care to not preclude innovative or contemporary design where it can be shown to conserve and enhance the landscape and scenic beauty of the Malvern Hills AONB.</p> <p>Noted. However, including it in the policy gives it more weight.</p> <p>Noted. Connectivity is a priority for the community. Policy and RJ wording reviewed and rephrased.</p> <p>Noted. There is no street lighting in Welland even within new development. The criterion has been deleted as this suggests that street lighting may be acceptable and reference included instead to ask proposals to have regard to any relevant Malvern Hills AONB highway design and its lighting guidance and demonstrate that the development will not adversely impact the tranquility and enjoyment of the AONB..</p> <p>Noted and agreed. Criterion removed.</p> <p>Noted. The proposal for the site is now to be for 100% affordable housing. Prioritisation of the homes for people with local connection will be – where applicable - through the Malvern Hills Rural Lettings Policy (and its successors).</p> <p>References to the provider for the IHR have been amended.</p>	
WH4B	<p>Comments on WH4B:</p> <ul style="list-style-type: none"> <li>• For clarity, Policy WH4B is a “proposed allocation”, it is not currently allocated.</li> <li>• The Welland Design Guide and Codes helpfully provides an indicative Concept Plan for the proposed allocation on land adjacent to Church Farm, Drake Street, including the proposed open space west of the Lawn Farmhouse Listed Building. To provide clarity for decision makers (and those considering the draft Neighbourhood Plan) it is strongly suggested that the draft Concept Plan be included in Policy WH4B.</li> <li>• Criterion 1 – Achieving the precise mix of housing types and sizes prescribed in Policy WH1 is not going to be achievable because WH4B proposes only 5 dwellings.</li> <li>• Criterion 1 – It should be noted that SWDP 15 says that on sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site.</li> </ul>	<p>Noted. The landowner has stated in their response to the Reg14 consultation that they do not support the allocation. As such it is not considered to be available and has been deleted.</p>	Policy WH4B deleted.

	<ul style="list-style-type: none"> <li>• Criterion 2 – see previous comments on Policy WH3.</li> <li>• Criterion 3 – 20% Green Infrastructure is in general conformity with SWDP 5. However, it is considered that the level of detail regarding the objective for the Green Infrastructure is very prescriptive given its small size (0.06 hectares). Inclusion of the draft Concept Plan would provide greater clarity on the proposed location and extent of Green Infrastructure on the site.</li> <li>• Criterion 4 – Presumably the site assessment process has already assessed the suitability of the site in relation to the setting of the AONB?</li> <li>• Criterion 5 - Given that that Welland Design Guide and Codes includes a colour palette for Welland it is considered that criterion 5 would duplicate criterion 6 and be unnecessary.</li> <li>• Criterion 6 - The Welland Design Guide and Codes is guidance, not policy. Rather than requiring compliance with the Design Guide, it is considered that applicants should be required to demonstrate how they have taken account of the guidance set out within the Welland Design Guide and Codes contained at Appendix 5.1. This should not preclude innovative or contemporary design where it can be shown to conserve and enhance the landscape and scenic beauty of the Malvern Hills AONB.</li> <li>• Criterion 7 – The form, scale, height and layout of development is already addressed in the Welland Design Guide and Codes.</li> <li>• Criterion 8 – As part of the development of the Neighbourhood Plan advice should be sought from County Highways to confirm that safe and suitable access is achievable.</li> <li>• Criterion 9 – It would be worth noting in the Reasoned Justification that Lawn Farmhouse Listed Building is around 80m from the east of the proposed allocation. With the proposed Open Space in the Concept Plan, the nearest new dwelling would be approximately 100m from the Listed Building.</li> <li>• Paragraph 5.10.40 refers to the village settlement boundary. For consistency, it is suggested that the reference is amended to development boundary.</li> <li>• Paragraph 5.10.41 refers to 40% affordable dwellings. This is not currently specified as a requirement in Policy WH4B. For clarity, any policy requirement should be included in Policy WH4B.</li> <li>• Paragraph 5.10.42 refers to an indicative layout, but Figure 5.9 is not an indicative layout. It is suggested that Figure 5.9 includes the Concept Plan from the Design Guide.</li> </ul>		
WLE1	<p>Paragraph 84 of the Framework says that planning policies should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings, and enable the development and diversification of agricultural and other land-based rural businesses.</p> <p>Paragraph 85 of the Framework says that planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.</p> <p>SWDP 12C supports the expansion of existing employment sites in rural areas where it has been demonstrated that intensification of the existing site is not viable or practical.</p> <p>SWDP 12 D supports proposals to diversify farm businesses for employment, tourism, leisure and recreation uses providing:</p> <ol style="list-style-type: none"> <li>The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation.</li> <li>The scale of activities associated with the proposed development is appropriate to the rural character of the area.</li> <li>Wherever possible existing buildings are used to reduce the need for additional built development.</li> </ol>	Noted.	None needed.
	<p>Comments on Policy WLE1:</p> <ul style="list-style-type: none"> <li>• It appears that the intention is for Policy WLE1 to apply to the whole of the Neighbourhood Area. However, in relation to small business proposals beyond the development boundary it is considered that Policy WLE1 duplicates and potentially conflicts with Part B of Policy WDB2 which says that non-residential development beyond the development boundary must comply with SWDP12 (Employment in Rural Areas).</li> <li>• It is noted that Policy WLE1 supports Use Class E: Commercial Business and Service), but excludes B2 (Industrial) and B8 (Storage or Distribution). It is considered that this may not have regard to paragraph 84 of the Framework which says that</li> </ul>	<p>Noted. Policy title and content amended to refer to small scale business only and 'within the Welland Development Boundary'. Policy WDB2 has been deleted (see above) which rules out any potential conflict.</p> <p>These uses are not considered to be appropriate within the Development Boundary which is</p>	<p>Policy WDB2 deleted.</p> <p>Policy WLE1 (renamed as Policy LE1) title and content amended and its RJ reviewed and amended.</p>



	<p>planning policies should enable the sustainable growth and expansion of all types of business in rural areas.</p> <ul style="list-style-type: none"> <li>It is considered that criterion 4 (applicants having to demonstrate that their development proposal would create employment opportunities) may not be reasonable and could not be applied consistently and with confidence by decision makers, particularly in respect of new micro businesses.</li> <li>In light of the above, it is suggested that it may be appropriate to replace WLE1 with a policy along the following lines: <i>"Proposals to enable the creation or expansion of small business enterprises in the Welland Neighbourhood Area will be supported provided that:</i> <ol style="list-style-type: none"> <li>they are of a scale, type and nature appropriate to their location and setting; and</li> <li>the impacts on highway safety and capacity are or can be made acceptable, with adequate off-street parking provided for staff, delivery vehicles and visitors; and</li> <li>there are no undue impacts on residential amenity, or on the natural and built environments; and</li> <li>in the case of proposals in the open countryside, full use is made of the available opportunities to improve access on foot, by cycling or by public transport.</li> </ol> <i>Where practical and viable, use should be made of existing buildings and previously-developed land in preference to new development on greenfield sites."</i> </li> </ul>	<p>characterised as primarily residential due to potential impacts on residential amenity. In addition, Welland's roads and accessibility is not considered appropriate for B8 uses. Policy SWDP12 is considered to apply if development of this type were to come forward.</p> <p>Agree. Policy wording amended and RJ updated for clarity</p> <p>Noted. Policy amended as necessary.</p>	
WLE2	Paragraph 82d of the Framework says that planning policies should allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	Noted.	None needed.
	<p>Comments on Policy WLE2:</p> <ul style="list-style-type: none"> <li>Homeworking rarely requires an extension to a dwelling or planning consent.</li> <li>Whilst the principle of Part 1 of Policy WLE2 is laudable, it is considered that "making provision for appropriately sized and dedicated spaces for homeworking" is imprecise and could not be applied consistently and with confidence by decision makers when determining planning applications. In practical terms, would it mean houses built with an extra bedroom?</li> <li>As background, the emerging SWDPR 17 (Residential Space Standards), which has not yet been tested at examination, proposes that all new residential development should, as a minimum, meet the requirements of the Nationally Described Space Standard – see <a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a></li> <li>It is considered that Part 2 of Policy WLE2 duplicates and may potentially conflict with Policies WDB1 and WDB2. Policy WDB1 supports extensions or re-use of existing buildings within the development boundary, subject to 6 criteria being met, whilst Policy WDB2 supports extensions to existing dwellings, subject to 2 criteria being met.</li> <li>There is concern that Part 2 of Policy WLE2 could be used to support applications for extensions and out-buildings not directly related to home working. It is suggested that any application should be required to demonstrate that the proposed alteration / extension is necessary to enable homeworking.</li> </ul>	<p>Policy WLE2 has been deleted.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.
6 Plan Delivery and Implementation			
	<p>The list of actions proposed by the Little Malvern &amp; Welland Parish Council in paragraphs 6.6 to 6.15 is very ambitious. It is suggested that they are set out in an Appendix or in Section 7 (Non-Policy Actions) to clearly distinguish them from the land-use policies.</p> <p>It should be noted that some of the actions may need to change, subject to any recommended changes to the NDP following examination.</p>	<p>Noted. The delivery and implementation of the plan is different to the non-policy actions. The two sections are now separate, including the 'Non-Policy Actions' chapter ahead of the Plan Delivery and Implementation chapter.</p> <p>Noted. Consequential changes will be made where necessary.</p>	<p>Non-Policy Action chapter moved to before Plan Delivery and Implementation chapter.</p> <p>Consequential changes will be made as a result of changes to policies following examination.</p>
Glossary			
	It is noted that the glossary currently only includes two terms.	This has been expanded in the Reg15 submission version.	Glossary completed...

CB2: National Highways			
	We note that the SRN in closest proximity to the plan area is the M50, which sits outside of the neighbourhood plan area. We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no further comments to make.	Noted.	None needed
CB3: Natural England			
	Natural England does not have any specific comments on this draft Welland Neighbourhood Plan.	Noted.	None needed
CB4: The Coal Authority			
	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.	None needed
CB5: National Grid			
	An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted.	None needed
CB6: Severn Trent			
WSD3	<p>Severn Trent is supportive of your policy, however we believe it should go further and also include Water Efficient Design. New development will result in a need for an increase in the amount of water to be supplied across the Severn Trent region, and issues with the sustainability of some of our water sources are placing our supply resilience at risk. It is therefore vital that we reduce the amount of water used. By reducing water consumption this has a positive impact on working towards reducing carbon emissions as treating water is an energy intensive industry and water usage makes up a large proportion of energy use in homes. One of the key findings of an Environment Agency report named 'Greenhouse gas emissions of water supply and demand management options' - link is that "89 per cent of carbon emissions in the water supply - use - disposal system is attributed to "water in the home" and includes the energy for heating water (excludes space heating), which compares with public water supply and treatment emissions of 11 per cent."</p> <p>We are therefore supportive of the use of water efficient fittings and appliances within new properties, we encourage of the optional higher water efficiency target of 110 Litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We therefore encourage inclusion of the following policy wording:</p> <p><i>'Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.'</i></p>	Noted. However we consider this requirement is already sufficiently provided for by policy SWDP30c.	None needed. Note that this policy has been renamed as SD3.
WG1	<p>Severn Trent are supportive of Local Green Spaces, however it is important that planning policy does not prevent flood resilience works from being carried out if required in the future. Green spaces can also be enhanced where a good SuDS scheme incorporates design principles to enhance biodiversity, amenity as well as attenuation.</p> <p>We would therefore recommend the following policy wording is added:</p> <p><i>'Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.'</i></p>	Local Green Spaces, once designated, have a similar policy framework as Green Belt. NPPF para. 150b allows for engineering operations in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. SuDS schemes would be considered engineering operations. Therefore, it is considered they are already covered by national policy. However, policy has been rephrased for clarity that development will need to be consistent with national policy relating to Green Belt.	Policy amended for clarity. Note that this policy has been renamed as Policy G1
WI4	<p>Severn Trent is largely supportive of your policy. We are supportive of your comments relating to the drainage hierarchy, i.e that connections of surface water to the foul/combined sewer are the last resort when other options have been demonstrated to be unfeasible.</p> <p>We would recommend you include the following in your reasoned justification. We recommend that surface water is managed sustainably through SuDS following the drainage hierarchy. Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: "Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration);</p>	Noted and agree.	Policy WI4 renamed as Policy I3 and reviewed and updated.

	<p>2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer."</p> <p>We are also supportive of encouraging developers to engage with Severn Trent regarding the drainage strategy at the earliest opportunity. However, we cannot fully support the first paragraph, and we recommend that it is reworded to <i>'Proposals must either demonstrate that the existing surface water drainage infrastructure is adequate or include improvements to that infrastructure to sustainably accommodate any additional water runoff.'</i> This policy would apply to developers for onsite drainage and any connection to existing drainage infrastructure, however it may be that it is the responsibility of other parties to provide necessary infrastructure improvements to existing infrastructure. For example, if a developer wishes to connect into a Severn Trent sewer that is proven to have insufficient capacity to accept flows, it will be the responsibility of Severn Trent to ensure that network reinforcements are undertaken to accept flows.</p>	Noted and amendments made where appropriate to policy and RJ.	
<b>CB7: Herefordshire &amp; Worcestershire CCG</b>			
WC2	Agree with this policy.	Noted.	None needed. Note policy renamed as Policy C2
WI1	Pleased to note that development proposals will be required to contribute to the provision of infrastructure made necessary by that development or where it gives rise to the need for additional or improved infrastructure to mitigate its impact on existing provision, at an appropriate time during construction, including community infrastructure such as health care facilities.	Noted.	None needed. Note policy renamed as Policy I1
WI2	Please to note the plan supports the development of high quality communications infrastructure, including ultrafast broadband and telecom installations, which is of benefit to the provision of healthcare into rural communities.	Noted.	None needed. Note policy renamed as Policy I2
<b>CB8: Canals and Rivers Trust</b>			
	The Trust do not own, maintain or act as Navigation Authority for any watercourses within the plan area and as a result we have no comments to make.	Noted.	None needed
<b>CB9: CPRE Worcestershire</b>			
	<p>I have now looked at Welland's Neighbourhood Plan in some detail and have been asked to respond on behalf of CPRE Worcestershire.</p> <p>Welland has experienced 60% growth in the past 5 years; and in their dealings with officials working on the SWPP, villagers want to moderate but not extinguish growth for the future or deny the need for additional housing, nevertheless taking full account of the constraints caused by the AONB.</p> <p>The following extracts WH4A and B from Welland's Neighbourhood Plan are very well reasoned and detailed, and they encapsulate the strong views expressed to me about SWDP housing allocations when I attended an 'open day' on Saturday 16 October 2021. Of particular concern is that SWDP allocations are in the wrong place and do not enhance village cohesion. It is also worth pointing out that WH4A deals with Welland's approach to development in the AONB which has informed the Cornfield Close III housing allocation. <a href="http://www.wellandparishcouncil.org.uk/sites/default/files/uploads/5.10%20Housing%20I1_and.pdf">http://www.wellandparishcouncil.org.uk/sites/default/files/uploads/5.10%20Housing%20I1_and.pdf</a></p> <p>Moreover, Welland's Local Green Space proposals (WG1) make abundant sense as they add to coherence. <a href="http://www.wellandparishcouncil.org.uk/sites/default/files/uploads/5.3%20Green%20Infrastructure.pdf">http://www.wellandparishcouncil.org.uk/sites/default/files/uploads/5.3%20Green%20Infrastructure.pdf</a></p> <p>In conclusion, Welland's Neighbourhood Plan has been well thought through and the proposals set out WH4A and B and in WG1 in particular are strongly supported by CPRE.</p>	Noted.	None needed
<b>CB10: Malvern Hills AONB Unit</b>			
1.21	Add 'Guidance on how development can respect landscape in views' as a bullet point?	Noted and agree. This, and further AONB, guidance has been added to the list and also inserted into policies and their RJ where considered most appropriate.	NP policies and narrative reviewed and amended to include relevant reference to AONB guidance.
WSD2, 2	Sorry to raise this again but I still feel that 'adversely harmful' is a tautology. Would harmful suffice? Not sure the wording after 'setting' is needed here, or change to 'with reference to the AONB Management Plan and associated guidance'.	Noted and agree. Such references amended in this Policy and other parts of the NP as necessary.	NP references amended
WSD2, B	Suggest adding 'or' after and on the second line, otherwise this might read as unduly restrictive. Or is the intention only to allow the likes of log or wood chip units?	Part B of the policy has been deleted.	Part B of the policy deleted.

		<p>Please note: Policy WSD2 (now renamed to Policy SD2) has been clarified that it relates to microgeneration development only. Where development does not meet the parameters of microgeneration particularly in respect of capacity it will be subject to the relevant provisions policy SWDP27: Renewable and Low Carbon Energy and the associated Renewable and Low Carbon Energy SPD (July 2018). It should be noted that we consider the requirement in SWDP27A as being too low in relation to the Government's objectives of achieving net zero and the Future Homes Standards requirements. The SWDPR Policy 33 proposes an increase to 20%.</p> <p>The policy title has been amended to include Microgeneration Development as there is a clear definition for microgeneration.</p> <p>Part A has been amended with previous 4 criteria deleted and replaced with considerations considered relevant for proposals to be assessed against. Part B of the policy has been deleted and phrasing inserted such that the policy now encourages development to incorporate all of its energy requirements from on-site low carbon and renewable energy sources. This was previously included within policy WSD3.</p>	<p>Policy WSD2 title and content amended, and renamed as Policy SD2.</p>
WSD3	No reference to design policies to reduce visual effects/promote integration in the landscape?	<p>Noted and agree.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p>	<p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Note policy WSD3 has been renamed Policy SD3</p>
5.2 (and WH4A etc.), 1.	Suggest adding the words '...in accordance with AONB Partnership Guidance.'	<p>Noted and agree, although only "to take account of/have regard to" this is possible as AONB Management and Guidance are not policy and the NP would therefore not meet the Basic Conditions if it asked for compliance. However, reference to AONB guidance has been added explicitly to NP policies and their RJ.</p>	<p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets</p>
5.2.8	Suggest including a reference to recently amended para 176 of the NPPF "...while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".	<p>Noted. Following the Reg14 consultation, the NP has been reviewed and updated to include appropriate reference to the setting of the AONB in all its policies and narrative...</p>	<p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special</p>

			qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
WDB2, 2.	Insert 'and' in this sentence. I think you know but we are pressing for revised policy in the next SWDP such that in the AONB exception sites are more or less 100% affordable and relate to needs identified which are specific to the village and/or parish.	It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18. The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies. Also see comments on policies (W)H1, (W)H2, (W)H4 below. Please note - your comment about seeking to deliver 100% affordable housing for local need on RES in the AONB is noted. Policy W(H2) has been amended and reflects this position.	Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1.
WDB2, 5, para 3	And shows that they comply with the MHAONB Management Plan and its associated guidance too?	Noted and agree, although only "to take account of/have regard to" this is possible as AONB Management and Guidance are not policy and the NP would therefore not meet the Basic Conditions if it asked for compliance. However, reference to AONB guidance has been added explicitly to NP policies and their RJ.	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
5.2.10	adversely harmful' again.	Noted and agree.	Policy WDB2 deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been amended and included within the RJ to policy DB1.
5.4 Policy WB1	No mention of off-site enhancement where on-site net gain isn't deliverable? Has thought been given to extending the policy to say that any off-site delivery should be in the parish wherever possible?	Noted. We have included a need to demonstrate that any off-site gains will be as a last resort only and brought forward in a timely manner at a scale and within reasonable proximity to the proposed development. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity – have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.  Note policy WB1 has been renamed as Policy B1.
5.4	Significant change is coming on biodiversity, linked to 25YEP targets and the Environment Bill. No mention in this policy or reasoned justification of e.g. Nature Recovery Network, Local Nature Recovery Strategies, the AONB Nature Recovery Plan etc?	Noted and agree. Relevant references to these have now been included and the AONB Nature Recovery Plan is specifically cited in the policy and RJ for Policy B1 (renamed from policy WB1).	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets

WLC1	I previously mentioned that I don't think it's reasonable to expect all development to be subject to a LVIA. I still hold that view. I suspect the policy on this in the SWDP will change following the review. An assessment or appraisal would be desirable but will need to be proportionate to the development.	Noted. Clarity has been included by amending the policy phrasing and including further information in the RJ.	Policy and RJ reviewed and updated. Note this policy has been renamed Policy LC1
5.5	It's good to see a policy on landscape character. However, I worry a little that both the AONB Landscape Strategy and in particular the WCC guidance is now very dated. Under the drive to support nature recovery I think we may see a reworking of landscape guidance to allow for more dynamic landscape change which benefits nature and society. Would this be allowed under the NP?	Noted. The policy has been amended to refer to the need to have regard to good practice guidance, <i>including that produced by Worcestershire County Council, Malvern Hills District Council, and the Malvern Hills AONB Partnership</i> . As such this could include future strategies and guidance relating to dynamic landscape change.	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
WC2	Suggest adding: '6. They will accord with guidance produced by the AONB Partnership to reduce the negative effects of development on the AONB and its setting.'	Noted. Policy amended to include a requirement for proposals to <i>have regard to ... guidance produced by the AONB Partnership</i> . The RJ has also been amended to clarify that <i>the special qualities of the AONB, local landscape and biodiversity are important assets to the community. New amenities and built community facilities should not be detrimental to these, nor to existing residential and other local amenity</i> .	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets Note this policy has been renamed to Policy C2
5.7	It's great to see this policy but has the PC or anyone else been submitting applications for buildings to join the Local List? Or is there a plan to do this?	Nomination of buildings/structures to MHDC for local listing has been added to the list of potential Community Development Projects at Appendix 6.1.	Nomination of buildings/structures to MHDC for local listing has been added to the list of potential Community Development Projects at Appendix 6.1.
5.8	There doesn't appear to be anything in this policy which relates to design, the need to respect local character, reduce impact on views etc. I think it's important to ensure that such points apply to all development, not just residential. Infrastructure, employment and agricultural developments can have a much greater impact on the special qualities of a place, due to their siting, scale etc. It may be worth taking a look at the Colwall NP to see how they have covered this: <a href="https://www.herefordshire.gov.uk/downloads/files/21682/naighbourhood-development-plan-january-2021">https://www.herefordshire.gov.uk/downloads/files/21682/naighbourhood-development-plan-january-2021</a> You may feel that WD1 covers you on this but important not to leave doubt/room for manoeuvre. The Colwall Plan has separate policies on agricultural buildings, polytunnels etc.	Noted and agree. Policies D1, DB1 and B1 have specifically been updated and - read together with the policies in section 5.8 - are designed to address these issues.  Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
W15	Suggest adding that proposals will be supported where they do not harm local character as well as nature conservation and biodiversity. This may be helpful re. any attempts to urbanise the route through lighting, kerbing etc.	Noted and agree. Policy has been amended such that <i>Proposals for the provision of a cycle and pedestrian route will be supported providing it does not unacceptably harm the nature conservation, biodiversity interest and landscape character along the corridor</i> .	Policy and RJ amended. Note Policy W15 is now renamed as Policy I4
W16, ii	Suggest deleting the words 'to address demands that development has placed on the area.' It makes it rather restrictive. What if the PC wants to support projects which are not directly related to development driven demands? Would these be eligible?	Noted. This policy has been deleted and this information has been moved to Section 6 and Appendix 6.1.	Section 6 & Appendix 6.1 updated.
WD1, 2	Does point 2 (response to the landscape context) include avoiding/minimising adverse impacts on views to and from the AONB, through adherence to the AONB Management Plan and relevant guidance? If not suggest this needs to be incorporated into the policy itself?	Measures to protect the special qualities of the AONB, its landscape and setting including views both to and from the hills, village character and environmental assets – including wildlife connectivity - have now been included explicitly in policies throughout the NP, and strengthened	This and other NP policies and their RJs have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting, its special qualities and views both to and from

		where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.	the hills), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets. This includes references to AONB Management Plan and Guidance documents where appropriate. Note this policy has been renamed Policy D1
5.9.4	Steel sheets (of whatever hue) reflect light in certain conditions. Is the intention to effectively ban these, on this basis? Conflict with penultimate bullet point in this section? A critical point, I think, is to avoid light coloured roofs, though I would absolutely avoid reflective materials too, wherever possible. In practice this may mean favouring fibre cement roofs over steel sheets on agricultural buildings, but I suspect this won't always be possible.	Noted. Emphasis included through Policy D1 and Design Guide and Code document now to avoid reflective materials and light colours. References to MH AONB guidance included throughout.	Policy, RJ and Design Guide and Code document amended.
5.9.5	I don't think I understand the first bullet point. There are a number of key principles which are set out in AONB guidance, especially in the Guidance on how development can respect landscape in views. They include issues like scale and how buildings are oriented relative to key views. Can I suggest you go through and translate the key principles into this section of the NDP? An alternative is to direct developers to utilise this guidance (as above), though I've always understood this to be less robust than incorporating the actual words into the policy.	Noted. The policy and its RJ has been amended to refer to AONB guidance including, specifically, Guidance on Identifying and Grading Views and Viewpoints.	Policy, RJ and Design Guide and Code document amended.
5.9.7	Suggest 'individually designed buildings are preferred where they take their design cues from locally characteristic development?'	Noted and agree.	The RJ phrasing has been amended.
5.9.8	Appreciate this issue is a difficult one but: <ul style="list-style-type: none"> <li>Are you wanting to support the sort of fencing that has appeared outside property (is it The Nursery?) as you leave the village to the north? Picket and close board fencing?</li> <li>Where there is a dominant character of (native) vegetation this should surely be continued with regards boundaries to new development.</li> <li>Do you really mean close board fencing under 4m in depth? Close board fencing is ubiquitous and arguably one of the main threats, cumulatively, to the street scene inside and on the edge of villages. I would strongly encourage you to reflect this in the NP.</li> </ul> You might want to check out the Colwall NP policy on boundaries – link to plan as above.	Noted and agree. Rephrased to remove references to picket fencing – <i>"Front boundaries on principal roads should be defined by either native hedgerow planting, and low brick walls"</i> - and clarified that <i>"Close boarded panel fencing erodes the local character and should be avoided"</i> .	RJ and Design Guide and Code document amended
WD2	Suggest adding a sixth point: 'It is informed by the need to minimise impact on the landscape and street scene, with reference to the AONB Partnership guidance on Highway Design'.	Noted. This has been added to the policy.	Policy amended. Note that Policy WD2 is renamed as Policy D2
WH2	Suggest that the wording 'in perpetuity' is used in relation to all affordable housing provision provided.	Noted and agree. This is added as Part G to the policy.	Policy amended. Note this policy is renamed as Policy H2
WH4a	The Unit has not had a chance to go through all the work to support the justification for including this site in the NP. However, national planning policy is clear that great weight should be given to conserving and enhancing landscape and scenic beauty within AONBs and this objective is not met by building new housing estates. Therefore, and whilst recognising the merits of the site from a sustainability point of view, the AONB Unit seeks clarification that selecting this site for development is clearly justified on landscape sensitivity and capacity grounds, relative to other potential sites in the locality. This justification should be a professional one, and include the cumulative impacts arising from past and current developments adjacent to the proposed site.  The Unit also requests clarification that the amount of housing proposed on this site is required in the context of housing requirements imposed for the village by MHDC, in light of recently granted permissions in the locality.  The Unit would not support the development of this site in the AONB unless it was clearly justified in policy, capacity and needs terms.	Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only.  Many of the issues raised in this comment by this respondent were addressed in the Housing Evidence Paper and its Appendices document. The report included specific consideration of the implications of development in the WNA falling within the AONB and its setting and further clarification on an IHR from MHDC. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies, now provide guidance on evidence bases that would be considered suitable for planning proposals.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocations were selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  A windfall housing delivery report has been produced.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.  Policy H4 now includes a significant area of designated green infrastructure alongside

		<p>The proposed allocation in the NP (Policy H4) is for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)</p> <p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. Consideration of each site's contribution to the AONB, and the potential harm to the AONB by development of the site, was specifically assessed.</p>	<p>Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p> <p>Policy WH4B has been deleted.</p>
5.10.39	The AONB Partnership's Guidance on Lighting is now complete, see: <a href="https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/11/MHAONB-Guidance-on-Lighting-final.pdf">https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/11/MHAONB-Guidance-on-Lighting-final.pdf</a>	Noted. The AONB's Guidance on Lighting has now been incorporated explicitly into the Policy wording.	Policy amended.
WLE1	Again, no specific reference to design in this policy, is the intention that this is covered by WD1?	The NP should be read as a whole and Policy WD1 (now renamed as Policy D1) would apply.	None needed. Note policy WLE1 has been renamed as Policy LE1.
CB11: Kler Group Ltd			
	<p>Cerda Planning Limited is instructed by Kler Group Limited to act on its behalf in preparing submissions to the draft Welland Neighbourhood Development Plan (2021).</p> <p>Kler Group Limited are an important stakeholder in the neighbourhood plan making process for Welland, having previously brought forward phases 1 and 2 of the Lawn Farm, Drake Street site and with interest in a further phase of development at Lawn Farm. Site reference CFS0336.</p> <p>The purpose of these representations is to assist the Parish Council in bringing forward a neighbourhood plan which meets the legal requirements and basic conditions set out in the Localism Act 2011.</p> <p>As stated later in these submissions, we conclude that the draft Neighbourhood Plan falls significantly short of these requirements and conditions. It is our respectful and highly important submissions that the draft Neighbourhood Plan becomes subject to significant modifications and additions before the plan should be allowed to proceed further.</p>	Noted.	None needed.
	<p>We raise significant concerns in these submissions that;</p> <ul style="list-style-type: none"> <li>• The drafting of the neighbourhood plan does not contribute to the achievement of sustainable development.</li> <li>• The neighbourhood plan is not deliverable and thus not positively prepared.</li> <li>• The evidence base does not support the choices made or the approach taken in the neighbourhood plan.</li> </ul>	Noted. The Basic Conditions does not refer to a NP having to be positively prepared (that is a test of soundness for a local plan). Nevertheless, we consider the NP is deliverable particularly following amendments as a result of comments made to the Reg14 plan.	None needed.
SUPPORTED SITES	In the context of the draft Neighbourhood Plan, we raise significant concern and objection to the sites supported by the Housing Site Allocations – Site Assessment Report (2021). This report identifies land at Welland to be developed for residential use; one site is referenced as CFS0323 (Land behind Cornfield Close) and the second supported site is known as CFS1059 (Church Farm).	<p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was</p>	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.



		also conducted following Reg 14 consultation to ensure the most sustainable site for allocation(s). The subarea of one site was selected (see Policy H4) and which had considered the cumulative impacts of development in the village to date.	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for allocation (s), Policy H4, was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy WH4B has been deleted.</p>
	CFS0323 is 1.4ha in size and CFS1059 is 0.32ha.	All the "available" sites were subject to a further site assessment process following the Reg14 consultation. The areas considered were also informed by the results of the 2022 LSCA study which clarified the landscape and visual sensitivities for each site, and sub-areas of some sites.	None needed.
	Regarding CFS0323, the Site Assessment Report concluded that the site should be supported albeit and very importantly with extent and capacity limitations, thus acknowledging that this is restricted in relation to residential capacity. The report states that the landscape capacity for development within this site is low/low to moderate as identified within the LSCA (2019) and further acknowledges the site's presence within the Malvern Hills AONB. It should be noted that the NPPF policy on AONB is to conserve and enhance, with great weight attributed to these matters given that AONB has the highest status of protection (paragraph 176).	All sites will have some form of constraint that will limit capacity. The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited. All the "available" sites were subject to a further site assessment process following the Reg14 consultation. The areas considered were also informed by the results of the 2022 LSCA study which clarified the landscape and visual sensitivities for each site, and sub-areas of some sites.	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) - Policy H4 - was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	Furthermore, as identified within the Site Assessment Report (2021), CFS0323 is subject to flood risk on the part of the site adjoining Maribank Brook further restricting its development potential.	The northern section of the site which is within and close to Flood Zones 2 and 3 has been taken into account within the site assessment.	All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.
	CFS0323 is part of a larger development site, grossing 5ha in size. Phase 1 comprised of a planning application for 24 houses (13/01388/FUL) over 1.322ha which has been built out and phase 2 which is a planning application (19/01770/FUL) for 14 houses over an area of 1.0ha and was approved during June 2020. Building has started but development has been restricted to the North of phase 2 as to limit encroachment on the AONB reflecting the requirement to protect the AONB.	Noted. The proposed allocation is also restricted as a result of the findings of the 2022 LSCA. That study has strongly informed the selection of the most suitable site for allocation and the development of Policy H4 and the Design Guide and Code document.	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) - Policy H4 - was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022</p>

			<p>and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
<p>Wholly at odds with the requirement to protect AONB land. Welland Neighbourhood Plan Group supports CFS0323 for housing development covering an area of 1.4ha. They justify this decision by recommending the remainder (1.3ha) of the site being reserved as undeveloped land to accommodate flood risk, areas of particular landscape sensitivity, the protection of valuable green and blue networks. The report suggests maintaining a low density at 14dph gross on 1.4Ha gross area. The capacity of the proposed site will be 19 dwellings which the Welland Neighbourhood Plan Group believes will mitigate the impacts of development on this site. This is a wholly inappropriate conclusion; no amount of mitigation can protect and enhance the AONB, such that site CFS0323 fails highly material and important considerations in the NPPF – a significant failing of the Neighbourhood Plan when non AONB sites are available.</p>	<p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met. Policy H4 is one of the housing policies proposed in the NP that will contribute to delivery of the IHR.</p> <p>The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited.</p> <p>The site selection, and the area allocated has been strongly informed by the 2022 LSCA study. The capacity has been determined to ensure that it only provides for that housing for which there is credible evidence of local need, identified in a further housing needs study conducted following the Reg14 consultation.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) - Policy H4 - was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>	
<p>Regarding CFS1059, the Site Assessment Report (2019) concluded that this site should be supported although highlighting that development would be expected to occur towards the end of the plan period. The owner does not wish to develop on this site within the short term and so significantly restricts the potential of this site coming forward within the plan period, if at all.</p>	<p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p>	
<p>CFS1059 lies adjacent to an unlisted heritage asset.</p>	<p>We are not aware of any non-designated heritage assets adjacent to the site. MHDC do not have a Local List at present. No detail was provided by the correspondent to enable consideration.</p>	<p>None needed.</p>	
<p>CFS0323 was assessed within the 2019 LSCA, concluding that the landscape capacity of this site should be reduced from low to moderate to low/low to moderate. This weighs against the site.</p>	<p>It is important to note that the 2019 LSCA was done prior to the second development at Cornfield Close being approved. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) - Policy H4 - was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>	

	<p>In relation to CFS0323, the 2019 LSCA states: <i>"It forms a small but integral part of the ACNB, and the area within which it lies displays several of the ACNB's Special Qualities." "The Area displays several of its host NCA 106's key characteristics, especially flat and gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and arable land use. In this regard, the Area is a good representation of the NCA."</i></p>	<p>It is important to note that the 2019 LSCA was done prior to the second development at Cornfield Close being approved. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
	<p>The assessment acknowledges that the 2015 LSCA categorised the landscape capacity of what was a larger piece of land (LSCA Parcel 41) as 'low to moderate'. It concluded that there was development potential but only along a narrow strip contiguous with the existing settlement edge to the South side of the parcel.</p>	<p>Since 2015 further development has been approved to the northwest of Parcel 41. An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
	<p>Since the release of the 2015 LSCA, 24 dwellings have been developed on the Southern part of LSCA parcel 41.</p>	<p>Since the 2015 LSCA a total of 38 dwellings have been developed/are being developed on Parcel 41. An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
	<p>In light of this along with further development to the East of Welland, the 2019 LSCA concludes: <b>"Whilst the Area's level of landscape character sensitivity was still 'Moderate to High', its level of visual sensitivity was now higher (increased from 'Moderate' to 'Moderate to High')."</b></p>	<p>An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p>
	<p>This is a result of the adverse visual impacts that further development of new built form on this parcel of land would bring. Impacts include:</p> <ul style="list-style-type: none"> <li>Views from the Malvern Hills, development would be seen as an extension of the built form into the open countryside</li> <li>Cumulative effects when viewed in combination with the recent developments located East of Welland</li> </ul>	<p>An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023.</p>
	<p>In addition to the above, the diverse landscape, environmental and green infrastructure functions that the area performs and the positive impacts it has towards visual amenity, landscape character, context and setting are now valued to a higher degree as stated within the 2019 LSCA.</p>	<p>An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected. All</p>

		and which had considered the cumulative impacts of development in the village to date. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.	the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the ACNB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.
	The assessment agrees with the conclusions submitted within the 2015 LSCA. Area 41 (location of CFS0323) is an ideal location for new community space which would be effective use of what remains of parcel 41. New footpath links could be created increasing the walkability of the local area.	An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.	A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the ACNB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.
	The development of CFS0323 for residential use would not be appropriate for this site. It would conflict with the conclusions of both the 2015 and 2019 LSCA and would therefore result in significant impacts on the ACNB when the test is to protect and enhance.	The NPPF does not preclude development within the ACNB. However, it does state that the scale and extent should be limited. Residential development has previously been considered acceptable by a Planning Inspector and the LPA on parts of the CFS0323 site. An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the ACNB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.
	The emerging Neighbourhood Plan cannot be considered in isolation from other parts of the Development Plan and specifically the South Worcestershire Development Plan (SWDP). The South Worcestershire Councils (SWCs) i.e Malvern Hills, Worcester and Wychavon started a review of the South Worcestershire Development Plan in late 2017. This is in line with new Government requirements that local plans should be updated every five years, and therefore a revised SWDP is required by 2021. The review will provide an updated plan period to the year 2041.	The NPWG has carried out further site assessments. Including a further LSCA, of available sites. This concluded that the land north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site allocation	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4

		<p>in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan.</p> <p>We consider that the housing policies proposed in the NP being submitted for examination, which have been updated following feedback in the Regulation 14 consultation and having regard to new evidence collected in 2022 and 2023, will deliver the IHR provided by the SWCs.</p> <p>The policies supporting both windfall and allocated development in the NP are supported by credible LSCA and housing needs evidence, whereas the LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there would therefore be considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. As such, the NP has instead included what has been identified in the 2022 LSCA and site assessment processes as the more sustainable and appropriate site in its allocation policy..</p>	<p>was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
	<p>The SWDP Review (SWDPR) Preferred Options Consultation outlines potential emerging policies. The emerging policies considered within these submissions are as follows;</p> <ul style="list-style-type: none"> <li>• SWDPR 2: The Spatial Development Strategy—one of the key principles of this policy is to Safeguard the essential attributes of the Areas of Outstanding Natural Beauty and ensure that, wherever possible, development enhances them.</li> <li>• SWDPR 27: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty (AONB) – Major development proposals within the AONB will not be permitted. NPPF Footnote 55 states that "for the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into the account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes of which the area has been designated or defined".</li> <li>• SWDPR 29: Landscape Character – Development proposals and their associated landscaping schemes must demonstrate that they take into account the latest Landscape Character Assessment and its guidelines.</li> <li>• SWDPR 32: Management of Flood Risk – In order to minimise the impacts of and from all forms of flood risk, including, but not limited to flooding from watercourses and surface water, the following is required: Other than sites allocated in this plan, all development proposals must clearly demonstrate that the Sequential Test as set out in the latest version of the Strategic Flood Risk Assessment.</li> </ul>	<p>Noted. It is also noted that the Reg19 consultation document for the SWDPR has now been produced.</p>	<p>None needed.</p>
	<p>CFS0323 directly conflicts with emerging policies SWDPR 2, 27 and 29 and therefore should not be considered for residential development in the Neighbourhood Plan.</p>	<p>The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited.</p> <p>Policy H4 has been developed to be in accordance with the SWDP and of the provisions in pp176-177 of the NPPF and to be mindful of the emerging SWDPR.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that</p>	<p>A further 38ousing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022</p>

		<p>specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only.</p> <p>A Housing Evidence Paper and its Appendices document specifically considers the implications of development in the WNA falling within the AONB and its setting. The proposed allocation in the NP (Policy H4) is for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)</p> <p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it. All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. Only one site – a sub-area of site CFS0323 – was identified as having a "moderate to high" capacity for development. Importantly, no site outside of the AONB had a capacity rating higher than "Low to Moderate".</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape and rural and local character. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>The selection of the sub-area and provision of green space for Policy H4 addressed issues associated with current and emerging policy regarding flood risk.</p>	<p>and 2023. A single allocation has been proposed in this policy.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>CFS0323 is located within the Malvern Hills AONB and would be considered as major development as it has the capacity to accommodate a density of 14dph over 1.4ha as stated within the Draft Neighbourhood Plan Site Assessment Report (2021). Development on CFS0323 would directly conflict with emerging policy SWDPR 27.</p>	<p>Pp176-177 of the NPPF state that " <i>The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated</i></p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>

		<p>areas" and "...permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of (a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."</p> <p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or its setting (no sites being available outside of the setting of the AONB). Therefore, we consider Policy H4 as being in accordance with national policy as well as with adopted SWDP policy.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>Emerging policy SWDPR 27 further states that "development proposals should be supportive of the latest published AONB Management Plans and associated design guidance" which will be discussed in depth later in this submission.</p>	<p>Measures to protect the special qualities of the AONB, its landscape and setting including views both to and from the hills, village character and environmental assets have now been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>Reference to the AONB Management Plan and its guidance resources has been incorporated into policies and their RUs to support the protection and enhancement of the AONB and its special qualities.</p>	<p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets</p>
	<p>Residential development within this site would not protect let alone enhance the essential attributes of the AONB as stated within the 2019 LSCA. The visual amenity related to this site would be negatively impacted and as a result the landscape capacity of CFS0323 has been lowered within the 2019 LSCA.</p>	<p>An LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. This concluded that the sub-area of CFS0323 selected for the allocation in the Reg15 NP Policy H4 now had a "moderate to high" capacity for development.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022</p>

			<p>and 2023. A single allocation has been proposed in this policy.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>Residential development within site CFS0323 would negatively impact the Malvern Hills AONB which is designated with the <b>highest status of protection</b> as stated by paragraph 176 of the NPPF. In addition, the aspiration of supporting CFS0323 for residential development conflicts with the recommendations as set out with the 2019 LSCA. As a result of conflicting with the 2019 LSCA, the emerging South Worcestershire Development Plan and the NPPF, this should not be taken forward for residential development. In addition to conflicting with emerging policies SWDPR 2, 27 and 29; emerging policy SWDPR 32 states: <b>"In order to minimise the impacts of and from all forms of flood risk, including, but not limited to flooding from watercourses and surface water, the following is required: Other than sites allocated in this plan, all development proposals must clearly demonstrate that the Sequential Test as set out in the latest version of the Strategic Flood Risk Assessment."</b></p>	<p>The site put forward as a proposed allocation does not fall within Flood Zones 2 and 3. Therefore, a Sequential Test is not required.</p>	<p>All the "available" sites were subject to a further site assessment process following the Reg14 consultation.</p>
	<p>Given that CFS0323 is subject to a potential flood risk, and it is not recommended for allocation within the SWDPR Preferred Options, a sequential test would have to be undertaken. The likelihood of identifying a site with a lower risk of flooding within and around Welland is high given that the majority of the area to the East, South and West of Welland is located in flood zone 1.</p>	<p>The site put forward as a proposed allocation does not fall within Flood Zones 2 and 3. Therefore, a Sequential Test is not required.</p>	<p>All the "available" sites were subject to a further site assessment process following the Reg14 consultation.</p>
	<p>In addition to NPPF paragraph 176, paragraph 177 states: <b>"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest."</b></p>	<p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or which would be considered to be in its setting (no sites being available outside of the setting of the AONB).</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>Development of site CFS0323 would not be provided under exceptional circumstance nor would it meet community needs. Welland does have to meet a housing requirement but there are more suitable non AONB sites in close proximity to the settlement boundary that can deliver sufficient housing to meet the requirement. Furthermore, as stated by the 2019 LSCA, site CFS0323 would be an ideal location for providing new village community space and so developing this site for residential use would conflict with the needs of the local community.</p>	<p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4</p>



		allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or which would be considered to be in its setting (no sites being available outside of the setting of the AONB).	was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.
	Paragraph 162 of the NPPF states: <b>“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.”</b>	The site put forward as a proposed allocation does not fall within Flood Zones 2 and 3. Therefore, a Sequential Test is not required.	All the “available” sites were subject to a further site assessment process following the Reg14 consultation.
	Paragraph 162 further reinforces why site CFS0323 is not a sustainable location for residential development. As stated within the 2019 SHELAA which is discussed in further depth later in this submission, there are available sites appropriate for the proposed development in areas with a lower flood risk.	The proposed allocation is within Flood Zone 1 which is at lowest risk of flooding.	All the “available” sites were subject to a further site assessment process following the Reg14 consultation.
	The Malvern Hills AONB Management Plan (2019 –2024) is only a material consideration in planning terms but does carry weight in addition to the policies discussed above given the location of CFS0323.	Measures to protect the special qualities of the AONB, its landscape and setting including views both to and from the hills, village character and environmental assets have now been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.  Reference to the AONB Management Plan and its guidance resources has been incorporated into policies and their RUs to support the protection and enhancement of the AONB and its special qualities.	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
	The Management Plan recognises that: <b>“The new national planning policy continues to give great weight to conserving landscape and scenic beauty in AONBs.” “The policy direction is to refuse planning permission for major developments in AONBs unless there is a prime public interest. Being such a valuable landscape, the environmental effects of new proposals will be a major concern.”</b>	Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only.  Many of the issues raised in this comment by this respondent were addressed in the Housing	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.

		<p>Evidence Paper and its Appendices document. The report included specific consideration of the implications of the WNA falling within the AONB and its setting and further clarification on an IHR from SWCs. Further, the Housing Evidence Paper, and the Reasoned Justifications for the NP's housing policies, now provide guidance on evidence bases that would be considered suitable for planning proposals.</p> <p>The proposed allocation in the NP (Policy H4) is for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)</p> <p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date.</p> <p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or which would be considered to be in its setting (no sites being available outside of the setting of the AONB).</p>	<p>Policy WH4B was deleted.</p> <p>A windfall housing delivery report has been produced. Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>The Management plan further recognises that the NPPF identifies the landscape and scenic beauty within the AONB as having the "highest status of protection" in relation to conserving and enhancing these attributes. Residential development within site CFS0323 as identified above, would significantly impact and restrict the benefits provided by this area of the Malvern Hills AONB.</p>	<p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and</p>

		<p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or which would be considered to be in its setting (no sites being available outside of the setting of the AONB for consideration for the Welland NP).</p>	<p>further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>In regard to allocating land for development, the Malvern Hills AONB Management Plan has outlined a number of policies key to this submission as outlined below:</p> <ul style="list-style-type: none"> <li>• Policy BDP1 – Allocations of land for development in the AONB and its setting should be informed by Landscape Sensitivity and Capacity Assessments and/ or Landscape and Visual (Impact) Assessments, as appropriate.</li> <li>• Policy BDP3 – Development in the AONB should be based on convincing evidence of local need. Priority should be given to the provision of affordable housing and enhancing local services.</li> <li>• Policy BDP4 – Development proposals that may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character. AONB guidance relating to views and development in views should be used where relevant.</li> </ul>	<p><b>BDP1</b> The 2022 LSCA, which included an analysis of the cumulative impact of development in the village to date, concluded that the development capacity of: – a subarea of CFS0323 (which has been used for the allocation in Policy H4) was “Moderate to High”. - CFS0771, CFS 0953, CFS0466 and a western subarea of CFS1085 were “Low to Moderate” - CFS0659 and an eastern subarea of CFS0873 were “Low” - CFS0336 was “Very Low to Low”</p> <p><b>BDP3</b> The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only. The allocation is proposing 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021) The site is also located closer to the village’s key services. Connectivity, proximity to village facilities and encouraging sustainable travel in and around the village continues as a priority for the community. It is included within the Community Development Projects at Appendix 6.1 and was a specific consideration in the site assessment process for the housing allocation in the NP and the development of Policies D1, H4 and the Design Guide and Code document.</p> <p><b>BDP4</b> Measures to protect the special qualities of the AONB, its landscape and setting including views both to and from the hills, village character and environmental assets have now been included</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.</p> <p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets</p>

		<p>explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy (D1) and Design Guide and Code document.</p> <p>Reference to the AONB Management Plan and its guidance resources has been incorporated into policies and their RUs to support the protection and enhancement of the AONB and its special qualities.</p>	
	In consideration of the points raised above, the 2019 Baseline Report for the Draft Welland Neighbourhood Plan also acknowledges that the NPPF states at paragraph 176 that: <b>“Great weight should be given to conserving the landscape and scenic beauty in AONB which have the highest status of protection in relation to these issues.”</b>	Noted.	None needed.
	The 2019 Baseline Report further states: <b>“Any development within an AONB must conserve and enhance the special qualities of the landscape, and development proposals should have regard to the most up-to-date approved AONB Management Plan.”</b>	Noted.	None needed.
	Given that residential development of the proposed scale on site CFS0323 would directly conflict with the NPPF, the emerging SWDFR, The Malvern Hills AONB Management Plan and the Draft Welland Neighbourhood Development Plan, residential development on this site should simply not be taken forward for further consideration.	<p>The evidence provided in the Site Assessments Document, which includes the further analysis done in 2022, the 2022 Housing Evidence Paper and its Appendices document, and the 2022 LSCA study supports the proposal as set out in Policy H4 of the Reg15 NP. Importantly, the conclusions of these studies were that there was evidence of credible local need and that the sub area of site CFS0323 as proposed in the allocation policy in the NP was the most suitable of all those available for consideration, either in the AONB or which would be considered to be in its setting (no sites being available outside of the setting of the AONB for consideration for the Welland NP).</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to this and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.</p>
	CFS0323 has been supported by the Draft Welland Neighbourhood Plan even though it directly conflicts with the recommendations stated within the Draft Neighbourhood Plan.	<p>The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited.</p> <p>Policy H4 has been developed to be in accordance with the SWDP and of the provisions in pp176-177 of the NPPF and to be mindful of the emerging SWDFR.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022</p>

			and 2023. A single allocation has been proposed in this policy.  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.
	The 2019 SHELAA was submitted as part of the supporting evidence base for the SWDPR and comprises robust evidence prepared by the three South Worcestershire councils. It has identified, analysed and recommended a number of sites either to be or not to be allocated within the Welland area to help meet the local housing requirement.	Noted.	None needed
	Both sites CFS0323 and CFS1059 have been identified and analysed within the 2019 SHELAA	Noted.	None needed
	CFS0323 was ruled out of the 2019 SHELAA and was not recommended for allocation within the Emerging South Worcestershire Development Plan. The reasons stated are as follows: <b>-Site is in the AONB and there is a small element of flood risk</b> . It is acknowledged that developing this site would result in a significant net loss of protected open space as it is located within the AONB. The SHELAA also identifies a high potential impact to the sewage system as well as a potential impact to a designated ecological site.	The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited. Residential development has been considered acceptable by a Planning Inspector and the LPA on parts of the CFS0323 site.  The proposed allocation is within Flood Zone 1 which is at lowest risk of flooding. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.	A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.
	The SHELAA recognises that the site has good connectivity to the built form of Welland as the Southern portion of the site has already been developed for residential use.	Noted. The north-western part of the site is currently being developed.	None needed.
	However, given the disbenefits of CFS0323, this site has not been recommended for allocation by the 2019 SHELAA and would directly conflict with both the adopted and emerging planning documents as discussed above. Therefore, this site would not be considered as sustainable and no further consideration would be provided in regard to its development potential.	We consider Policy H4 is delivering homes for which there is evidence of locally arising need, and is contributing significantly – alongside realistic expectations for windfall development - to the delivery of the IHR provided by SWCs. Policy H4 provides a sustainable proposal for the location of the allocated development for the NP, supported by credible LSCA, site assessment and housing needs evidence.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  A windfall housing delivery report has been produced.

			<p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>In regard to CFS1059, the 2019 SHELAA also recommended that the site should not be allocated for development within the SWDPR. The reasons are as follows:  <b>"The land is more incongruous in connectivity terms in comparison to CFS0336 (known as Lawn Farm Phase 3) and provides a buffer between the Lawn Farm development and the road frontage properties. Surface water issues would require mitigation. Developers and councils "Would also need to consider longer term availability timescale (11-15 years)." This is due to the fact that the land owner does not wish to develop on this site within the short term.</b></p>	<p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted.</p>
SUITABLE SITES FOR CONSIDERATION	<p>Having concluded that the draft Neighbourhood Plan takes a wholly irrational and unjustified approach to selecting sites for allocation, it is then necessary to consider whether the evidence would justify allocating better performing alternative sites.</p>	<p>The NP is centred on a proportionate and evidenced based approach. The Site Assessment Report sets out the methodology and includes detail of the further study conducted in 2022 that considered the LSCA report also commissioned that year and the cumulative impacts of development in the village to date.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p>
	<p>The 2019 SHELAA did suggest taking site CFS1059 forward for further consideration in regard to the SWDPR. However, as already stated, CFS1059 was not recommended for allocation within the SWDPR.</p>	<p>The proposed allocation WH4B was deleted as the owner no longer supports it.</p>	<p>Policy WH4B deleted</p>
	<p>The only site to be recommended for allocation within the SWDPR and so deserves further consideration within the Draft Welland Neighbourhood Plan is CFS0336 (Lawn Farm, Phase 3, Drake Street).</p>	<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that CFS0336 is not suitable to be taken forward as an allocation within the NP.</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p>
	<p>The 2019 SHELAA concluded that CFS0336 can accommodate an approximate capacity of 36 dwellings and would be a compatible extension to phases 1 and 2 of the Lawn Farm development. A extension to the built form of Welland would be considered as acceptable and sustainable and so makes this site suitable for consideration.</p>	<p>M-IDC has accepted that the site area for CFS0336 should be reduced due to constraints and therefore its capacity would be 17 dwellings. The LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there was considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. A detailed site assessment concluded that site CFS0336 also - was an unacceptable distance from village</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p>

		<p>services and amenities for pedestrians</p> <ul style="list-style-type: none"> <li>- would discourage sustainable travel contrary to the objectives and policies of the NP and that development there</li> <li>- would erode or destroy the highly valued amenity afforded by the public rights of way that cross the site and the nearby nationally designated footpath.</li> <li>- included uncertainty over the availability of vehicle access to the site, and</li> <li>- included uncertainty over the removal or modification of the Natural England Licence and the cost and availability of offsite net gain measures if the licence is to be modified. If the licence is not amended, the site would not be developable.</li> </ul>	
	<p>The site is not located within the AONB and would not result in an impact to TPOs, significant gaps, ancient woodland, or ancient hedgerow, or a conservation area.</p> <p>In addition to not being located within the Malvern Hills AONB, it has been identified that development within CFS0336 would not result in a significant net loss of open space.</p>	<p>Development of the site would be considered to be in the setting of the AONB and therefore the significance of views both to and from the hills must be considered. The 2022 LSCA noted the following: <i>"The 2015 LSCA categorised the level of capacity of the Area (which was part of larger LSCA Parcel 13), as Low. This was mainly due to the fact that at the time, the Area lay in relatively tranquil rural open countryside, some distance from the settlement. When the 2019 LSCA was carried out, the baseline situation had changed significantly, with the creation of the new urban extension at Lawn Farm to the north. The 2019 assessment concluded, and the 2022 LSCA confirms, that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important. Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village."</i></p> <p>Also it noted that: <i>"the Landscape and Ecological Management and Maintenance Plan and the Natural England Great Crested Newt licence relating to the Lawn Farm Phases I and II developments required the whole of [the site] to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation for the loss of habitat which resulted. This was recently confirmed by the lead adviser of Natural England's Wildlife Licensing Service (NEWLS). As well as levels of ecological value, this increases levels of both landscape value and landscape susceptibility to change. For the above reasons, the 2022 LSCA concludes that Area 2's level of capacity should be reduced"</i></p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p>

		<p>from 'Low' to 'Very Low to Low'."</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation. This continued to conclude that CFS0336 is not suitable to be taken forward as an allocation within the NP.</p>	
	The site has been identified as having short term availability with the potential to be developed on within a 5 year period.	The proposed allocation is also available in the short term.	None needed
	CFS0336 is entirely located within flood zone 1 making this site a suitable location for development within the Welland area. This further supports development on CFS0336 in addition with the points raised above.	The proposed allocation is also located within Flood Zone 1.	None needed
	Following the release of the 2019 SHELAA, CFS0336 was allocated as a new site for residential development within the 2019 SWDPR Preferred Options Site consultation. The site is referenced as SWDP New 99.	The NPWG has carried out further site assessments, including a further LSCA, of available sites. This concluded that a subarea of the land north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site allocation in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and</p>



		<p>We consider that the housing policies proposed in the NP being submitted for examination, which have been updated following feedback in the Regulation 14 consultation and having regard to new evidence collected in 2022 and 2023, will deliver the IHR provided by the SWCs.</p> <p>The policies supporting both windfall and allocated development in the NP are supported by credible LSCA and housing needs evidence, whereas the LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there would therefore be considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. As such, the NP has instead included what has been identified in the 2022 LSCA and site assessment processes as the more sustainable and appropriate site in its allocation policy.</p>	<p>further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
	<p>Cerda Planning Limited has been instructed by Kier Group Limited to submit representations for the draft Welland Neighbourhood Development Plan. Kier Group Limited is a key stakeholder within the Neighbourhood Plan process.</p>	<p>Noted.</p>	<p>None needed</p>
CONCLUSION	<p>A Neighbourhood Plan must meet very important basic conditions as stated within paragraph 6 of these submissions.</p>	<p>Noted. This will be demonstrated through the Basic Conditions Statement.</p>	<p>Basic Conditions Statement produced.</p>
	<p>A review of the policy requirements and draft Neighbourhood Plan supporting documents has been undertaken. The conclusion reached is that that draft Neighbourhood Plan is wholly inappropriate in its approach to allocating sites and is fundamentally at odds with the evidence base (including in relation to the SWDP) and policy.</p>	<p>Disagree. A further housing needs assessment and LSCA were produced following the Reg14 consultation and the Site Assessment has been reviewed and updated. The changes have been reflected in the Reg15 NP for submission for examination.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
	<p>All of the evidence supports allocating land at Lawn Farm, Drake Street for housing. This site is not only more suitable than the sites presently chosen but also more sustainable and so should be supported by the Welland Neighbourhood Plan as it evolves.</p>	<p>Disagree. The LSCA did not find this site more suitable than CFS0323 even though the latter site is within the AONB. The 2022 LSCA considered development on CFS0336 would potentially have a more detrimental impact on the AONB than development on a subarea of CFS0323. This subarea only has been proposed as an allocation. CFS0336 is also some distance</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p>

		from the key village services, in conflict with a key objective in the NP.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.
	If the draft Neighbourhood Plan were to proceed as drafted, it would fail the examination stage.	Disagree.	NP Policies and narrative and supporting documents have been revised and updated following feedback received in Regulation 14 consultation and further evidence bases and consultation in 2022 and 2023.
	We welcome the opportunity to continue to engage in the Neighbourhood Plan process, our objective is to support the Parish Council to deliver a sound Neighbourhood Plan capable of being adopted/made.	Noted.	None needed
CB12: DB Land & Planning			
	McLoughlin Planning has been instructed by DB Land & Planning to make Representations on that Plan in respect of its land interest at land behind Cornfield Close (reference: CFS0323).	Noted.	None needed
	DB Land & Planning's interest lie at land behind Cornfield Close, Welland which is a 1.38- hectare site allocated for the development of circa 19 dwellings. The current site is primarily pasture & grass land with established hedge and tree lines offering clear distinguished boundary treatments along the northern, eastern, and western boundaries. To the South, the land adjoins existing residential homes and the settlement of Welland.	Noted.	None needed
	DB Land & Planning are supportive of the Welland Neighbourhood Development Plan, including the proposed allocation of land behind Cornfield Close. However, DB Land & Planning have some observations which are set out in this Representation to help support the Neighbourhood Development Plans positive progression to examination and subsequent adoption.	Noted.	None needed
	It is DB Land & Planning's position that in general terms the Plan meets these basic conditions.	Noted.	None needed
	In terms of the Plan's compliance with the strategic policies in the Development Plan and the guidance in the NPPF, it is clear from the Neighbourhood Development Plan, paragraphs 2.11 to 3.1, that the document sets the strategic policy context and vision for development at Welland.	Noted.	None needed
	Critically, these sections recognise the policies in the South Worcestershire Development Plan (SWDP)(2016), Waste Core Strategy (2012) and saved County of Hereford and Worcester Minerals Local Plan (1997). The Neighbourhood Development Plan also correctly acknowledges that the draft plan will need to comply with the SWDP Local Plan Review, which is currently underway.	To meet the relevant basic condition, the NP must be in general conformity with the strategic policies of the adopted development plan. In this case this is the SWDP (2016). PPG states 'Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development' (Paragraph: 009 Reference ID: 41-009-20190509).	None needed
	The South Worcestershire Development Plan advises that Welland is a Category 1 village which benefits from a varying range of local services and facilities. These settlements are acknowledged to have capacity to accommodate housing and alongside a limited number of employment development to help meet local needs.	Noted.	None needed
	The village's position in the identified SWDP settlement hierarchy provides the Neighbourhood Plan with the necessary strategic credibility to allocate sites, such as the land behind Cornfield Close, and remain consistent with the approach in the strategic policies of the SWDP in terms of where new development is directed to.	The NPWG has carried out further site assessments, including a further LSCA, of available sites. This concluded that a subarea of the land north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4

		<p>allocation in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan</p> <p>We consider that the housing policies proposed in the NP being submitted for examination, which have been updated following feedback in the Regulation 14 consultation and having regard to new evidence collected in 2022 and 2023, will deliver the IHR provided by the SWCs.</p> <p>The policies supporting both windfall and allocated development in the NP are supported by credible LSCA and housing needs evidence, whereas the LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there would therefore be considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. As such, the NP has instead included what has been identified in the 2022 LSCA and site assessment processes as the more sustainable and appropriate site in its allocation policy..</p>	<p>was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
Neighbourhood Plan 21 Objectives	Overall, DB Land & Planning offers their support for the proposed themes set out under the objectives, as these closely align with the requirements set out under the NPPF for sustainable development (regarding social, economic, and environmental strands under paragraph 8). Furthermore, the overarching themes and objectives align with the NPPF's direction of seeking to significantly boost the supply of housing (paragraph 60) and support the rural economy (paragraph 84 & 85).	Noted.	None needed
	<p>Delving further in the specific objectives listed in the draft Neighbourhood Development Plan, those where a response is considered necessary have been listed in the supporting table below with adjoining commentary for ease of reference:</p> <p>Housi-g - To give preferential access to some new homes for people with a local connection. The wording advises that this would be preferential treatment to all new homes (market and affordable homes) to persons with a local connection. However, as this is not achievable through the application of planning conditions (fails the tests outlined in the NPPF) and is not deliverable for developers and future occupants (in terms of lending money to develop or purchase the proposed homes), it is considered necessary to alter the wording of the objective to instead emphasise the need for new affordable homes to be directed to meet the needs of local people first.</p> <p>Econo-y - To provide local housing for local employees. Similar to the above concerns outlined, it is considered that this objective could not be managed or monitored through planning conditions appropriately to comply with the requirements of the NPPF and PPG. It is considered that the objective should instead be directed to encouraging new homes to provide capacity for home working (in line with proposed policy WLE2) and encourage the development of small/medium sized local commercial enterprises which will support local employment (in line with proposed policy WLE1).</p>	<p>Noted.</p> <p>The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is now for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the <b>Malvern Hills Rural Lettings Policy</b> (January 2021)</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p>
WSD1	Paragraph 16(d) of the NPPF advises that plans should avoid unnecessary duplication of policies that apply to a particular area (including policies in the NPPF).	It is considered important to establish the requirement for all proposals to be achieving sustainable development as this has regard to the key objective of the planning system. There is no conflict with relevant national or strategic policy.	None needed. Note that Policy WSD1 is renamed as Policy SD1
	Whilst there is no objection to the proposed objective and intention of policy WSD1, to ensure a robust and sound Neighbourhood Development Plan it is considered that the wording within the policy should be amended to refer either to paragraph 8 of the NPPF and/or SWDP1 of the SWDP (2016).		
	For example: <i>Proposals which accord with the sustainability objectives of paragraph 8 of the NPPF and achieve sustainable development in accordance with policies set out in the WNDP will be supported.</i>		
	Subject to this minor proposed amendment, it is considered that policy WSD1 is sound and accords with the objectives of the NPPF.		

WSD3	<p>The overall objective of policy WSD3 is supported and is considered to align with paragraph 16(a) of the NPPF. However, with reference to WSD3(a), we believe this section currently conflicts with paragraph 16(b) of the NPPF which requires plans to be prepared positively, in a way that is aspirational but deliverable.</p> <p>It is considered that the strict wording under policy WSD3(a) may unintentionally result in a conflict between the WNDP's environmental and social objectives due to the higher development costs associated with zero carbon homes by making this a mandatory requirement for all new homes. This is further complicated by the fact that there is no national standards for zero carbon.</p> <p>The current policy also leaves no opportunity for a landowner/developer to offer technical considerations or viability as options to justify stepping away from this planning policy requirement. This could result in a harm to local developments deliverability. In addition, criterion B of the policy introduces an unrealistic requirement, which should be removed.</p>	<p>Noted. Similar comments have been made by other consultees. The policy and its RJ have been amended. The policy title has been amended to reflect the objectives of the policy in that it relates to existing buildings rather than new development. Parts A, C, E deleted. Part B moved to policy SD2 as considered more appropriate as addressing energy generation rather than energy efficiency. Part D amended to form body of the policy, with no reference to A and B, and to encourage sensitive retrofitting of energy efficiency measures to existing buildings with issues to be considered, specified. .</p>	<p>Policy and RJ amended. Note that this policy has been renamed Policy SD3</p>
	<p>With reference to the proposed allocation on Land North of Cornfield Close, DB Land &amp; Planning intends to provide highly insulated buildings, which are very energy efficient and will provide air source heat pumps throughout the development.</p>	<p>Noted.</p>	<p>None needed</p>
WDB1	<p>We have reviewed the proposed development boundary against local planning policy constraints and existing/proposed built form and assets associated with the village. All too often settlement boundaries are drawn from an aerial perspective and often miss important local detail.</p> <p>When assessing the existing and proposed built form, it is considered that the proposed settlement boundary illustrated under Figure 5.1 appropriately outlines the village. The red line is not tightly drawn around the village, allowing for sustainable and proportional growth of the village over the plan period. It is considered that the level of capacity left available for development in the settlement boundary aligns with the Neighbourhood Development Plan's housing and commercial needs outlined in the supporting evidence base.</p>	<p>In light of other comments the proposed development boundary will be amended to remove the proposed allocation. If the allocation is accepted at examination, it may be added when the development boundary is reviewed as part of a future plan-making process.</p> <p>A Development Boundary Review Statement has been produced which applies the methodology used by the SWC's for the SWDPR and explains the rationale for the new boundary.</p>	<p>Proposed allocation removed from within the development boundary.</p> <p>Development Boundary Review Statement produced</p>
	<p>Regarding community facilities and assets, it is noted that public open spaces have not been included within the red line but have been referenced elsewhere in the Neighbourhood Development Plan (such as under policy WG2).</p>	<p>The established methodology is to omit recreational and amenity spaces from within development boundaries. This is the methodology used by the SWCs as part of the SWDPR development boundary review.</p>	<p>None needed</p>
	<p>To avoid confusion and to illustrate that these facilities do also form part of the village, it is considered that existing open spaces should be illustrated as forming part of the village. This proposed amendment is to help clearly distinguish between land associated with the village and adjoining open countryside.</p>		
	<p>Subject to this amendment, we would like to offer our support to the proposed wording of policy WDB1 and the associated plan under Figure 5.1.</p>		
WDB2	<p>On the list of exemptions for development permitted beyond the settlement boundary (under WDB2, part a), it is considered that point 5 needs to be amended to reflect the new text set out under paragraph 80 of the NPPF to ensure consistency with the Framework.</p> <p>Regarding the requirements listed for the conversion and re-use of redundant and disused buildings, it is considered that the requirements should not restrict opportunities for reconstruction or extensions, as such works may harm the deliverability of the development and opportunities for enhancement to the surrounding landscape, which is considered the key objective of the restriction set out under paragraph 80 of the NPPF.</p>	<p>It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18. The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies.</p>	<p>Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1.</p>
	<p>Subject to these amendments it is considered that the proposed policy is otherwise in accordance with the NPPF and SWDP.</p>		
WG3	<p>DB Land &amp; Planning support the allocation in principle, but would like to raise the following concerns:</p> <p>The policy's objective to provide additional open space, biodiversity gains and/or landscaping at Marlbank Brook is encouraging and accords with the NPPF's environmental objectives. The policy's intention to provide recreational space for future residents is also welcomed.</p>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted.</p>	<p>Policy WG3 deleted.</p>
	<p><i>Deliverability</i> The land identified in figure 5.4 is owned by 4 different private landowners (for example: the ownership of the DB Land &amp; Planning for the proposed development north of Cornfield Close has been provided under appendix A). This raises questions to the future long-term maintenance and management arrangements of the land for recreational space.</p>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted.</p>	<p>Policy WG3 deleted.</p>

	<p><i>Secure by Design</i></p> <p>With reference to secure by design crime prevention guidance, and considering the context of the proposed recreational space, later planning applications will likely require measures to make the space feel “safe”, such as streetlighting and formal and legible footpaths. This would likely result in a manicured open space visible from the surrounding open countryside (particularly artificial lighting) to the north. Without safe design incorporated into the proposal, a future development proposal would likely conflict with SWDP21, the supporting guidance in the “Planning for Health of South Worcestershire SPD” and proposed neighbourhood planning policy WH4A (point 9).</p>	<p>Policy WG3 has been deleted but significant green space has been introduced into Policy H4. This response to the comment therefore addresses lighting on that green space: None of the key existing open spaces at the edge of the village have lighting. Footpaths could be provided that maintain a rural and natural character to the land. It is considered that the land could be “designed” to be safe for users without harming its character and the AONB. It is proposed to be an important multi-functional Green Infrastructure resource which could assist with flood alleviation, net biodiversity gain and enhancements to the landscape within the AONB. Policy H4 additionally specifically requires that development proposals for the allocation site have regard to Malvern Hills AONB lighting guidance (in criteria 2 and 7).</p>	<p>Policy WG3 deleted</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.</p>
	<p>The above considerations raised bring forward concerns as to whether the requirement of the policy, as presently worded, would be achievable when assessed against paragraph 16 of the NPPF.</p>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted.</p> <p>However significant green space has been introduced into Policy H4.</p>	<p>Policy WG3 deleted</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.</p>
	<p>However, there is a solution to address the above concerns without impacting the objective of the proposed policy. It should be noted that the three separate development phases on land north of Cornfield Close adjacent to the allocation provide, or will provide, outdoor open space in accordance with SWDP planning policy SWDP21. The open spaces also contextually also relate well to the identified open spaces in the Neighbourhood Development Plan to ensure a well-connected network of public open spaces for both existing and future residents to use.</p>		
	<p>An indicative illustration of the proposed open space has been provided under Appendix A. It is considered this open space can be secured as a requirement under proposed policy WH4A.</p>	<p>Noted.</p>	<p>None needed</p>
WB1	<p>DB Land &amp; planning object to this policy. The delivery of 10% biodiversity net gain has yet to be fully understood and implemented through national planning guidance. Under paragraph 5.4.2 of the Neighbourhood Development Plan acknowledges that the commitment is “stronger” than that contained in the NPPF.</p>	<p>Noted. However, we believe that the proposals within the Environment Plan and the Environment Act 2021 mean that an expectation of at least 10% net gain on all new development (with a few exemptions) is in conformity with national policy. Furthermore, it is more appropriate given the sensitivity of the local landscape and proximity of protected habitat sites/risk zones and of the need to protect and enhance wildlife corridors following the extensive build in the WNA in the last decade. Finally, it is also reflective of the priorities expressed by Welland’s community in the Reg 14 consultation.</p> <p>To provide clarity for decision-takers and applicants, the policy has been amended such that assessment should be “proportionate and current”, and the policy and RJ make reference to relevant AONB Guidance including the Management Plan and Nature Recovery Plan which include information on biodiversity value, and details have been introduced around how applicants and decision-takers should address on-site and off-site measures.</p> <p>The whole of the WNA falls within the MH AONB Nature Recovery Plan area and Policy B1 has been updated to reflect the need to have regard to relevant MH AONB guidance including its Nature Recovery Plan.</p>	<p>Policy reviewed and updated as necessary following 2022 LSCA report and Reg14 community consultation responses and new MH AONB guidance and strategy. Note the policy has been renamed to Policy B1</p>
	<p>Therefore, it conflicts with the NPPF and should be removed.</p>		

WHE1	The requirements of the policy need to reflect the fact that it is not a statutory listed building, in line with the requirements outlined under Chapter 16, paragraph 203 of the NPPF.	Noted. Amendments have been made to this policy.	Policy amended. Note this policy has been renamed to Policy HE1
W3	DB Land & Planning support the requirement for new development to provide electric charging points in an active or passive form.	Policy W3 regarding electric vehicle points has been deleted as the need for it has been superseded by the requirements of Part S of the Building Regulations which came into force on 15 June 2022. However, the provision of EV charging points in car parks in Welland has been included in Appendix 6.1 Community Development Projects.	Policy W3 deleted.
	It is considered that this is a welcome step which aligns with National Government's objectives under the 'Road to Zero Strategy' and supporting under the NPPF, paragraph 104. In terms of ensuring such infrastructure comes forward as part of the proposed development site on land north of Cornfield Close, it is clearly in DB Land & Planning's control to ensure the site ready to adopt the required charging points.	Policy W3 regarding electric vehicle points has been deleted as the need for it has been superseded by the requirements of Part S of the Building Regulations which came into force on 15 June 2022. However, the provision of EV charging points in car parks in Welland has been included in Appendix 6.1 Community Development Projects.	Policy W3 deleted.
WH1	DB Land & Planning support the requirement for new development to provide homes in line with local housing needs, as supported in the supporting Neighbourhood Development Plan's evidence base. It is considered that the opportunity for developers and landowners to provide viability considerations to step away from the policy requirements offers sufficient flexibility to ensure development projects remain deliverable.	Noted. The policy includes a note about viability considerations however the policy has been updated to more accurately reflect the housing requirement identified, and taking into account the limited developable land available in the WNA.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
	DB Land & Planning have provided an indicative plan for Land North of Cornfield Close which illustrates the mix of housing types which could be achieved through the proposed allocation. Emphasis has been given to 2- and 3-bedroom houses, which the policy identifies as being the two areas of greatest local need.	<p>Noted. However the subarea of the available CFS0323 site allocated for development in Policy H4 differs from that proposed in WH4A, being principally informed by the 2022 LSCA study results.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected. All the NP housing policies were updated to have regard to the findings of these studies and detail and appropriate references included in the RU for each housing policy and also reflected in the Design Guide and Code document.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity and wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting</p>

		and in the development of the Design Policy and Design Guide and Code document.  A Concept Plan is included in the Design Guide and Codes document and as an appendix to the NP and is purely for illustrative purposes showing how the design principles can inform a proposed layout. The RJ for Policy H4 clearly signposts the reader to this Code and the context of the Concept Plan.	and enhancing Welland's green space, landscape and biodiversity.  Design Guide and Code document reviewed and updated.
	Overall, we support the provision, objectives, and requirements of policy WH1.	Noted.	None needed.
WH4A	DB Land & Planning support the proposed allocation and is of the position that the site is deliverable and therefore, consistent with the requirements set out in national guidance.	Noted. However please note the subarea of the available CFS0323 site allocated for development in Policy H4 differs from that proposed in WH4A, being principally informed by the 2022 LSCA study results.	A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.  All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.
	In terms of the timing of any Planning Application, working on the assumption that the Neighbourhood Plan is examined and subsequently accepted by the Examiner and moved to Referendum and subsequently adopted, it would be DB Land & Planning's intention to submit a planning application.	Noted. The planning application should only be submitted if the site is included as an allocation in the 'made' NP.	None needed.
	Turning to the specific requirements set out under policy WH4A:		
	<i>Point 1:</i> We raise no objection to the proposed housing mix, in accordance with policy WH1. An indicative illustration has been provided under Appendix A to offer a visualisation of what is achievable.	Noted. However, Policy WH1 has been subject to modification following further local housing needs analysis.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. Note that Policy WH1 has been renamed as Policy H1
	<i>Point 2:</i> DB Land & Planning has extensive experience in providing affordable housing in rural situations and are, therefore, ideally placed to facilitate the required affordable housing units to meet local needs. For the purposes of this development, DB Land & Planning are content to provide the requested 50% affordable housing requirement on site.	Noted. However Policy H4 now requires 100% affordable housing. This more accurately reflects the findings of a further local housing needs study but also connects with the AONB Management Plan's objective of more affordable homes in the AONB, and is mindful of the emerging SWDP policy for only 100% affordable housing in Rural Exception Sites, which would be – in the emerging Plan – the only permissible major development in the AONB.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
	However, when considering the Neighbourhood Development Plan on the requirements of paragraph 16 of the NPPF, it is considered that the level of affordable housing proposed conflicts with the requirements of local policy SWDP15. This conflict results in friction	Noted. However Policy H4 now requires 100% affordable housing. This more accurately reflects	A further housing needs study was conducted following the Reg14 consultation to clearly

	between the two policy documents and fails to comply with paragraph 16(d) on offering unambiguous guidance on how the decision maker should react to development proposals.	the findings of a further local housing needs study but also connects with the AONB Management Plan's objective of more affordable homes in the AONB, and is mindful of the emerging SWDP policy for only 100% affordable housing in Rural Exception Sites, which would be – in the emerging Plan – the only permissible major development in the AONB.	identify local housing need. The resultant NP housing policies have regard to the findings of that study.
	To ensure a consistent policy thread between the Neighbourhood Plan and Local Plan, it is respectfully requested that the policy is reworded at this section to reflect the percentage requirements outlined under SWDP 15(b) to ensure the Neighbourhood Development Plan complies with paragraph 16 of the NPPF.		
	The wording of the policy does not prohibit a landowner from providing additional affordable housing above the 40% requirement outlined.		
	For the avoidance of doubt, this would be as follows: L 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.	Noted. However Policy H4 now requires 100% affordable housing. This more accurately reflects the findings of a further local housing needs study but also connects with the AONB Management Plan's objective of more affordable homes in the AONB, and is mindful of the emerging SWDP policy for only 100% affordable housing in Rural Exception Sites, which would be – in the emerging Plan – the only permissible major development in the AONB.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
	<i>Point 3.</i> DB Land & Planning raise no objection to ensure the new homes comply with proposed planning policy WH3.	Noted.	None needed
	However, DB Land & Planning do have a concern with the supporting text under point 3 requiring 100% of market housing to be made available to residents within the Parish for at least three years. This is simply unenforceable and contrary to national guidance.	The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is now for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.
	It is considered that this text should be altered to refer to directing the proposed affordable housing to residents. DB Land & Planning successfully secured affordable housing for local residents as part of phase I & II and it is considered that deliverability of affordable homes for local residents on phase III is both deliverable and achievable in line with the points outlined under policy WH4A.		
	This requirement conflicts with the deliverability test under paragraph 16 of the NPPF.		
	<i>Point 4.</i> With reference to indicative plan provided under Appendix A, 36% of the developable area (not including the extended element with the attenuation pond) outlined in red would provide green infrastructure. Should the Neighbourhood Development Plan accept the proposed amendments outlined under policy WG3, then this would rise to 52%.	The 1.06ha (gross) site now proposed for an allocation for residential development and green infrastructure in Policy H4. The proposal is that: (i) a maximum of 0.64ha (gross) of the site is allocated for development of 13 affordable dwellings with the tenure, type and size complying with policy H2 'Affordable Housing Provision' and of a standard complying with policy H3 'Accessible and adaptable dwellings', and (ii) a minimum of 0.42ha (gross) of the site is allocated as Green Infrastructure to facilitate the integration of the development within the AONB, provide landscape enhancement and biodiversity net gain, connect with existing open spaces and the wider countryside to provide environmental, social and economic benefits including a sustainable drainage system to manage fluvial flood risk and surface water discharge. . .	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.  All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.  Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.



			<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p>
	<i>Point 5.</i> DB Land and Planning do not raise any objection to this requirement and have a track record of delivering sensitive and high-quality developments in and adjoining the AONB.	Noted.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023.
	<i>Point 6.</i> No objection to this requirement.	Noted.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023.
	<i>Point 7.</i> No objection to this requirement.	Noted.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023.
	<i>Point 8.</i> No objection to this requirement.	Noted.	Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023.
	<i>Point 9.</i> To provide safe neighbourhoods, any external lighting would be carefully designed to respect local context and character.	<p>With regard to external lighting within the built environment of the allocation: Policy H4 incorporates a need to have regard to any relevant Malvern Hills AONB highway design and its lighting guidance and demonstrate that the development will not adversely impact the tranquility and enjoyment of the AONB.</p> <p>With regard to the green space within the allocation: none of the key existing open spaces at the edge of the village have lighting.</p> <p>Footpaths could be provided that maintain a rural and natural character to the land. It is considered that the land could be 'designed' to be safe for users without harming its character and the AONB. It is proposed to be an important multi-functional Green Infrastructure resource which could assist with flood alleviation, net biodiversity gain and enhancements to the landscape within the AONB. Criterion 2 of Policy H4 therefore also requires proposals to have regard to relevant AONB guidance, including that for lighting.</p>	NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets
	<i>Point 10.</i> No objection to this requirement.	Thus criterion has been deleted because of other comments received.	Criterion deleted
	Subject to the identified alterations proposed, it is considered that the proposed allocation is acceptable and the policy requirements accord with the deliverability and achievability requirements outlined in the NPPF and PPG.	Noted. Please note that the policy has been subject to change following comments received	A further housing needs study was conducted following the Reg14 consultation to clarify

		<p>from the Reg14 consultation process and further LSCA, site and housing needs assessments conducted.</p>	<p>identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy Wh4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the ACNB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting and enhancing Welland's green space, landscape and biodiversity.</p>
WLE2	<p>DB Land &amp; Planning support the requirement to provide provision for appropriately size and dedicated spaces in new homes to support homeworking. Such a need has been in growing demand following the recent COVID-19 Pandemic and demands placed on communities.</p>	<p>Policy WLE2 has been deleted.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	<p>Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.</p>
	<p>Considering national, local and neighbourhood planning policy objectives to further reduce the need to travel and support sustainable communities, it is considered that this planning policy is sound and accords with the Neighbourhood Development Plans overarching sustainability objectives.</p>	<p>Policy WLE2 has been deleted.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.</p>	<p>Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.</p>
	<p>DB Land &amp; Planning have a track record of providing new homes exceeding the minimum national technical internal space standards and as such would be proposing homes suitable for accommodating this proposed policy requirement.</p>	<p>Policy WLE2 has been deleted.</p> <p>Although Policy WLE2 is no longer included in the NP, Objective EcS2, to encourage and support home working, will continue to be</p>	<p>Policy WLE2 deleted but other policies and Appendix 6.1 Community Development Projects reviewed and updated to ensure the community objective to support homeworking is supported.</p>

		supported and delivered, whilst encouraging healthy lifestyles and avoiding isolation, by Policies SD1, C1, C2, G1 and G2 and also the Community Development Projects proposed for consideration in Appendix 6.1.	
Concluding Remarks	On behalf of DB Land and Planning, the purpose of this submission is to broadly support the Neighbourhood Plan and make some observations on policy which should be addressed to ensure the effective implementation of the document.	Noted. See above comments.	See above actions taken.
	In addition, the assessment of the proposed Neighbourhood Development Plan policies against the provisions of the South Worcestershire Development Plan confirms that the Plan is consistent with the requirement and guidance with the NPPF and PPG.	Noted.	None needed.
	Finally, it is considered that the proposed allocation (policy WH4A) is in accordance with the basic conditions required by the PPG, the Neighbourhood Development Plans evidence base and a realistic and deliverable site. DB Land & Planning has demonstrated the deliverability through the previous development phases.	Noted. Please note that the policy has been subject to change following comments received from the Reg14 consultation process and further LSCA, site and housing needs assessments conducted.	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p>
	We would like the above to be considered in our support of the Neighbourhood Development Plan and the delivery of the land north of Cornfield Close.	Noted. Please note that the policy has been subject to change following comments received from the Reg14 consultation process and further LSCA, site and housing needs assessments conducted.	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p>

			<p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p>
CB13: Court Property Developers Ltd			
WH1	I assume the housing mix eh 1/2/3/4+ bedrooms is for the site as a whole, including market and affordable homes. If it is to be applied to the market element as a separate element, it will seriously affect the economics of sites.	<p>Noted. WH1 renamed as Policy H1 and retitled with reference to 'market' housing.</p> <p>The policy phrasing has been clarified that it refers to market housing.</p> <p>Please note - the policy retains a reference to viability considerations however the policy has been updated to more accurately reflect the housing requirement identified, and taking into account the limited developable land available in the WNA.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study and detail and appropriate references included in the RJ for each housing policy</p>
WH4A	I want to correct two factual errors in the Appendix to the Plan, Figure 85 on F85. This shows two points of access from the proposed new site into the adjacent Cornfield Close Phase 2. We own the adjacent site. There is no access from the proposed new site into our Orchard area. That area (eastern boundary) is fenced and will remain so. There will be a gate on the northern boundary of the Orchard. However, that will normally be locked and the only permitted use is for access to maintain the drainage system to the north. So residents of the proposed new site will not have direct access to the Orchard on Phase 2.	<p>Noted. However the subarea of the available CFS0323 site allocated for development in Policy H4 differs from that proposed in WH4A, being principally informed by the 2022 LSCA study results.</p> <p>A Concept Plan is included in the Design Guide and Codes document and as an appendix to the NP and is purely for illustrative purposes showing how the design principles can inform a proposed layout. The RJ for Policy H4 clearly signposts the reader to this Code and the context of the Concept Plan.</p>	<p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to further evidence bases and consultation in 2022 and 2023.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>

			Design Guide and Code document reviewed and updated.
<b>CB14: Little Malvern Estate</b>			
	Fisher German has been instructed by the Trustees of the Berington Trust to make Representations on that Plan in respect of its land interest at land behind Cornfield Close (reference: CFS0323).	Noted.	None needed
	The Berington Trust are supportive of the Welland Neighbourhood Development Plan, including the proposed allocation of land behind Cornfield Close.		
	We would like to make some observations which are set out in this Representation to help support the Neighbourhood Development Plans positive progression to examination and subsequent adoption.		
Neighbourhood Plan 21 Objectives	Overall, the Berington Trust offers their support for the proposed themes set out under the objectives, as these closely align with the requirements set out under the NPPF for sustainable development under paragraph 8.	Noted.	None needed
	Furthermore, the overarching themes and objectives align with the NPPF's direction of seeking to significantly boost the supply of housing (paragraph 60) and support the rural economy (paragraph 84 & 85).	Noted.	None needed
	We have looked further at the specific objectives listed in the draft Neighbourhood Development Plan, and comment where a response is considered necessary as tabled below with adjoining commentary for ease of reference: <ul style="list-style-type: none"> <li><b>To give preferential access to some new homes for people with a local connection:</b> The wording advises that this would be preferential treatment to all new homes (market and affordable homes) to persons with a local connection. However, as this is not achievable through the application of planning conditions and is not deliverable for future occupants (in terms of lending money to purchase the proposed homes), it is considered necessary to alter the wording to instead emphasise the need for new affordable homes to be directed to meet the needs of local people first.</li> </ul>	Noted. The policy has been amended to remove preferential access conditions for market homes. The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is now for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study  Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023.
	<ul style="list-style-type: none"> <li><b>To provide local housing for local employees:</b> Similar to the above concerns outlined, it is considered that this objective could not be managed or monitored through planning conditions appropriately to comply with the requirements of the NPPF and PPG. It is considered that the objective should instead be directed to encouraging new homes to provide capacity for home working and encourage the development of small/medium sized local commercial enterprises.</li> </ul>	Noted. The policy has been amended to remove preferential access conditions for market homes. The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is now for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023.
WG3	The Berington Trust support the allocation in principle. However, some amendments are requested. These have been provided below.		
	The policy's objective to support the provision of additional open space, biodiversity gains and/or landscaping at Marlbank Brook is encouraging and accords with the NPPF's environmental objectives.	It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted. However significant green space has been introduced into Policy H4.	Policy WG3 deleted  Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.

	<p>However, the land identified in figure 5.4 is owned by different private landowners. Therefore it is unclear how the Neighbourhood Development Plan would seek to control and manage the long-term maintenance and management arrangements of the land for recreational space. We are concerned that this is unlikely to be deliverable</p>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted. However significant green space has been introduced into Policy H4.</p>	<p>Policy WG3 deleted</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland's green space, landscape and biodiversity.</p>
	<p>With reference to crime prevention guidance, planning applications will require measures to make the space feel safe, such as streetlighting and formal and legible footpaths. This would likely result in a manicured open space visible from the surrounding open countryside (particularly artificial lighting) to the north.</p>	<p>Policy WG3 has been deleted but significant green space has been introduced into Policy H4. This response to the comment therefore addresses lighting on that green space: None of the key existing open spaces at the edge of the village have lighting. Footpaths could be provided that maintain a rural and natural character to the land. It is considered that the land could be 'designed' to be safe for users without harming its character and the AONB. It is proposed to be an important multi-functional Green Infrastructure resource which could assist with flood alleviation, net biodiversity gain and enhancements to the landscape within the AONB. Policy H4 additionally specifically requires that development proposals for the allocation site have regard to Malvern Hills AONB lighting guidance (in criteria 2 and 7).</p>	<p>Policy WG3 deleted</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>
	<p>Without safe design incorporated into the proposal, a future development proposal would likely conflict with SWDP21, the supporting guidance in the "Planning for Health of South Worcestershire SPD" and proposed neighbourhood planning policy WH4A (point 9).</p>		
	<p>The above considerations raised bring forward concerns as to whether the requirement of the policy, as presently worded, would be achievable when assessed against paragraph 16 of the NPPF.</p>		
	<p>However, there is a solution to address the above concerns without impacting the objective of the proposed policy. It should be noted that the three separate development phases on land north of Cornfield Close adjacent to the allocation provide, or will provide, outdoor open space in accordance with SWDP planning policy SWDP21. The open spaces also contextually relate well to the identified open spaces in the Neighbourhood Development Plan to ensure a well-connected network of public open spaces for both existing and future residents to use.</p>	<p>It is no longer proposed to allocate the area previously proposed in WG3 as open space, either as Local Green Space or as Neighbourhood Open Space. Policy WG3 has been deleted. However significant green space has been introduced into Policy H4.</p>	<p>Policy WG3 deleted</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB, and also enhancing Welland's green space, landscape and biodiversity.</p>
WH4A	<p>The Berington Trust support the proposed allocation and is of the position that the site is deliverable and consistent with the requirements set out in national guidance.</p>	<p>Noted.</p>	<p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023</p>
	<p>Turning to the specific requirements set out under policy WH4A:</p>		
	<p><i>Point 1:</i> We raise no objection to the proposed housing mix, in accordance with policy WH1.</p>	<p>Noted. However Policy WH1 has been renamed as Policy H1 and been subject to modification following further local housing needs analysis.</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study. Note Policy WH1 has been renamed as Policy H1</p>
	<p><i>Point 2:</i> When considering the Neighbourhood Development Plan on the requirements of paragraph 16 of the NPPF, it is considered that the level of affordable housing proposed conflicts with the requirements of local policy SWDP15.</p>	<p>Noted. However Policy WH2 (now renamed as Policy H2) has been amended such that all new residential 'windfall' development, including</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP</p>

	<p>To ensure a consistent policy thread between the Neighbourhood Plan and Local Plan, it is respectfully requested that the policy is reworded at this section to reflect the percentage requirements outlined under SWDP 15(b) to ensure the Neighbourhood Development Plan complies with paragraph 16 of the NPPF.</p> <p>The wording of the policy does not prohibit a landowner from providing additional affordable housing above the 40% requirement outlined. For the avoidance of doubt, this would be as follows:</p> <p>i. 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.</p>	<p>conversions, above the thresholds below will contribute to the provision of affordable housing. The number of affordable dwellings to be provided on site is as follows:</p> <p>(i) 40% of units on greenfield sites of 5 dwellings or more should be affordable and provided on site;</p> <p>(ii) 30% of units on brownfield sites of 5 or more dwellings should be affordable and provided on site; and</p> <p>(iii) on sites of less than 5 dwellings, a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site. On the proposed allocation at policy H4, 100% of the units should be affordable and provided on site. On a Rural Exception Site (RES) in the AONB, 100% of the units should be affordable and provided on site except in very exceptional circumstances. On a RES site outside of the AONB, where viability for 100% affordable housing provision cannot be achieved (subject to certain provisions), an element of market housing of no more than 20% may be included to provide sufficient cross-subsidy to facilitate the delivery of the affordable homes. These amendments more accurately reflect the findings of a further local housing needs study but also connects with the AONB Management Plan's objective of more affordable homes in the AONB, and is mindful of the emerging SWDP policy for development in designated rural areas, and also for rural exception sites whereby 100% affordable housing would be expected and which would be – in the emerging Plan – the only permissible major development in the AONB.</p>	<p>housing policies have regard to the findings of that study.</p> <p>Note Policy WH2 is now renamed as Policy H2 and amended with regard to further evidence bases.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023</p>
	<p><i>Point 3:</i> No objection is raised to ensure that the new homes comply with proposed planning policy WH3. However, we do have concerns with the supporting text requiring 100% of market housing to be made available to residents within the Parish. This is simply unenforceable and contrary to national guidance.</p> <p>It is considered that this text should be altered to refer to directing the proposed affordable housing to residents.</p> <p>Subject to the identified alterations proposed, it is considered that the proposed allocation is acceptable and the policy requirements accord with the deliverability and achievability requirements outlined in the NPPF and PPG.</p>	<p>Noted. The policy has been amended to remove preferential access conditions. The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. The proposed allocation in the NP (Policy H4) is now for 100% affordable homes, with the tenure, types and sizes optimised for the needs identified and to provide affordable homes in perpetuity (to the extent that national policy allows). Local people will be prioritised as per the Malvern Hills Rural Lettings Policy (January 2021)</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>Note Policy WH3 is renamed as Policy H3.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultation in 2022 and 2023</p>
<p>Concluding Remarks</p>	<p>On behalf of The Berington Trust, the purpose of this submission is to broadly support the Neighbourhood Plan and make some observations on policy which should be addressed to ensure the effective implementation of the document.</p>	<p>Noted</p>	<p>None needed</p>
	<p>In addition, the assessment of the proposed Neighbourhood Development Plan policies against the provisions of the South Worcestershire Development Plan confirms that the Plan is consistent with the requirement and guidance with the NPPF and PPG.</p>	<p>Noted.</p>	<p>None needed</p>

	Finally, it is considered that the proposed allocation (policy WH4A) is in accordance with the basic conditions required by the PPG, the Neighbourhood Development Plans evidence base and a realistic and deliverable site. DB Land & Planning has demonstrated the deliverability through the previous development phases.	Noted. Please note that the policy has been subject to change following comments received from the Reg14 consultation process and further LSCA, site and housing needs assessments conducted.	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultations in 2022 and 2023</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>
	We would like the above to be considered in our support of the Neighbourhood Development Plan and the delivery of the land north of Cornfield Close.	Noted.	None needed.
CB15: Church Farm landowner			
W15	Don't know what W15 refers to. Hopefully a traffic calming scheme. Disagree with this policy. Excessive speeding into and through the village is such a serious problem that it requires more than ineffective, casual monitors. It displays a need for "sleeping policeman". Speeding drivers should pay the price. Do we really have to wait until someone is killed.	<p>Please note this policy has been renamed I4 in the Reg15 NP.</p> <p>This policy relates to a former railway line which runs through part of the parish. It is proposed to safeguard this as an Active Travel Corridor which is one of the initiatives in Worcestershire County Council Local Transport Plan.</p> <p>The issue of highway safety and speeding is included within the Community Development Projects at Appendix 6.1.</p>	Note Policy W15 renamed as Policy I4
WDB2	Disagree with this policy.	<p>It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18.</p> <p>The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP</p>	Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy DB1.



		<p>policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies.</p>	
WH4B	Disagree with this allocation.	<p>The respondent is the landowner for this allocation (land at Church Farm). They were contacted prior to Reg14 consultation and advised that they were happy for the proposed allocation to be included in the NP. However, as they have now responded to the formal consultation stating they now do not support this allocation it will be deleted. It is considered the site is no longer 'deliverable'.</p>	Policy WH4B deleted.
Other comments	There needs to be strict control on development in view of the village's limited resources.	<p>There are several policies that restrict development and those policies that support development have sets of criteria which need to be met.</p> <p>Welland is a Category 1 Settlement. The development strategy within the SWDP and the SWDP Review expects this type of Settlement to accommodate a certain amount of development. The NP accepts this and seeks to provide sufficient housing to meet the indicative housing requirement in the most appropriate locations. Importantly, however, the NP has also separately compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community.</p> <p>Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity &amp; wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p>	<p>The NPWG requested clarification from SWCs on the IHR for Welland. This is documented in the Consultation Statement and Basic Conditions Statement and utilised in the development of this NP.</p> <p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected.</p> <p>All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to the further evidence bases and consultations in 2022 and 2023</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p> <p>Policy WG3 deleted.</p> <p>Policy H4 now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the special qualities of the AONB and protecting and enhancing Welland's green space, landscape and biodiversity.</p>

			Design Guide and Code document reviewed and updated.
CB16: Lawn Farm landowner			
Objectives	Environment WLC1 The views to the hills are as important as views from the hills.	Noted and agree. Measures to protect the special qualities of the AONB, its landscape and setting, views to and from the hills, village character and environmental assets have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.	NP policies and their RUs have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting, its special qualities and views both to and from the hills), landscape and village character., biodiversity wildlife corridors, valued habitats and other environmental assets. This includes references to AONB Management Plan and Guidance documents where appropriate.
	Community Cohesion No mention of facilities for the youth.	This would be included within the NP's objective SSC6 'To enhance the community facilities and recreational facilities at the heart of the village and to encourage fitness and wellbeing'. Improving facilities for everyone is included within the Community Development Projects at Appendix 6.1.	None needed
	Housing Housing is not just for local needs but for the wider population also.	The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Taking into account the position of Welland in the AONB and its setting, the more limited developable land means that homes for local people should be a priority.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A windfall housing delivery report has been produced.  Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.
	Economy No allocations for facilities for small scale businesses who can't work from home.	There is no evidence to suggest there is a need to identify land within this rural location for employment/commercial uses. However, the policy seeks to support appropriate development should it come forward.	None needed.
WSD1-3	The neighbourhood plan should work with the local development plan, whose housing allocations have been assessed by local professional planners.	The NPWG has carried out further site assessments, including a further LSCA, of available sites. This concluded that a subarea of the land north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site allocation in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan  We consider that the housing policies proposed in the NP being submitted for examination,	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.  Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022

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		<p>which have been updated following feedback in the Regulation 14 consultation and having regard to new evidence collected in 2022 and 2023, will deliver the IHR provided by the SWCs.</p> <p>The policies supporting both windfall and allocated development in the NP are supported by credible LSCA and housing needs evidence whereas the LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there would therefore be considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. As such, the NP has instead included what has been identified in the 2022 LSCA and site assessment processes as the more sustainable and appropriate site in its allocation policy..</p>	<p>and 2023. A single allocation has been proposed in this policy.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
WSD2	This needs to be practical, cost effective and not force anyone into evolving energy solutions. Should comply with national policies.	<p>This policy has been amended as a result of comments received. It will encourage the provision of renewable/low carbon energy supply for all new development.</p> <p>Policy WSD2 (now renamed to Policy SD2) has also been clarified that it relates to microgeneration development only. Where development does not meet the parameters of microgeneration particularly in respect of capacity it will be subject to the relevant provisions policy SWDP27: Renewable and Low Carbon Energy and the associated Renewable and Low Carbon Energy SPD (July 2018). It should be noted that we consider the requirement in SWDP27A as being too low in relation to the Government's objectives of achieving net zero and the Future Homes Standards requirements. The SWDPR Policy 33 proposes an increase to 20%.</p> <p>The policy title has been amended to include Microgeneration Development as there is a clear definition for microgeneration.</p> <p>Part A has been amended with previous 4 criteria deleted and replaced with considerations considered relevant for proposals to be assessed against. Part B of the policy has been deleted and phrasing inserted such that the policy now encourages development to incorporate all of its energy requirements from on-site low carbon and renewable energy sources. This was previously included within policy WSD3.</p>	Policy WSD2 renamed as Policy SD2 and amended.
WDB1	We disagree to new land in the AONB being included in the WDB.	A Development Boundary Review Statement has now been produced which explains the rationale for the new boundary.	Policy WDB1 (renamed as Policy DB1) and proposed Development Boundary amended and Development Boundary Review Statement Produced.

	Why has the land from The Pheasant Inn to May cottage been included?	A Development Boundary Review Statement has now been produced which explains the rationale for the new boundary.	Policy WDB1 (renamed as Policy DB1) and proposed Development Boundary amended and Development Boundary Review Statement Produced.
	Why has the play area at the end of Giffard Drive been excluded?	A Development Boundary Review Statement has now been produced which explains the rationale for the new boundary.	Policy WDB1 (renamed as Policy DB1) and proposed Development Boundary amended and Development Boundary Review Statement Produced.
WDB2	This policy should have regard to SWDP and National Planning Policies	It has been identified that the policy replicates elements of both national policy and the SWDP, i.e., policies SWDP 2, 16 and 18. The detailed policy criteria (1-5) introduce slight differences to the relevant SWDP policies which require justification supported by evidence. In some cases, this evidence may not be available. There is also the potential for there to be a discrepancy and conflict with the relevant SWDP policies. As such, it has been considered most appropriate to delete the policy and rely on the relevant SWDP policies.	Policy deleted. Reference to land outwith the Development Boundary added to the end of policy DB1. Some of the RJ from this policy has been included within the RJ to policy WDB1.
WLG1	WLG05 01 St James' Green. This is incorrect (map will be sent to D. Sharp by email) L.F1. The boundary runs from the western corner of the pond to the eastern corner of the paddock (marked in red) Also shown on L.F2(Land Registry map). The fencing erected by Bovis is the boundary line.	LGS and NOS boundaries checked and LGS and NOS policies and reports amended and updated as necessary.	LGS and NOS policies and reports amended.
	WLG05 - 07 - Natural England Ecology Zone. The area of land is PRIVATELY owned by Lawn Farm. Natural England issued a new licence to Bovis while building. We have had no written or verbal communication with Natural England about this area of land. There is no public access to it. The new tree planting done by Bovis was to fulfil their planning obligations with our agreement. This area of land is not public open space and should be removed from the plan. We have written to you before regarding this piece of land and if not removed from the plan we will be taking professional advice.	<p>Planning Practice Guidance states:  <b>Does land need to be in public ownership?</b>  <i>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.</i>  <i>Paragraph: 019 Reference ID: 37-019-20140306</i></p> <p><b>What about public access?</b>  <i>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 (eg 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 land owners, whose legal rights must be respected.</i></p> <p>The landowner was consulted in July 2020 on the proposed designation. The site is considered to meet the tests at paras. 100-101 of NPPF for designation as a LGS. This justification has been included in the LGS Report.</p>	<p>LGS Report and Consultation Statement updated with response to Reg14 consultation.</p> <p>Note Policy WG2 is renamed as Policy G2.</p>

WLG2	WNOS04 Lawn Farm Map included OS Map 5, July 2011. This land is not open space, it is privately owned by Lawn Farm. The map shows the old farm buildings demolished by Bovis. Part of the land was used as Bovis site office and compound, before being returned to Lawn Farm. There is no public access, it is fenced and hedged. Please remove this from your plan or we will be taking professional advice.	The glossary to the NPPF defines open space as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'. There is no reference to whether the land must be in public ownership. However, this site is no longer proposed in policy WG2 and has been deleted. The criteria for consideration in relation to proposals affecting a NOS have been simplified and refer to relevant national policy.	Policy WG2 has been renamed as Policy G2 and updated. The NOS Report has been updated.
WB1	This policy should be compliant to national policy and not specific to Welland. An individual should be able to decide for themselves	Noted. However, we believe that the proposals within the Environment Plan and the Environment Act 2021 mean that an expectation of at least 10% net gain on all new development (with a few exemptions) is in conformity with national policy. Furthermore, it is more appropriate given the sensitivity of the local landscape and proximity of protected habitat sites/risk zones and of the need to protect and enhance wildlife corridors following the extensive build in the WNA in the last decade. Finally, it is also reflective of the priorities expressed by Welland's community in the Reg 14 consultation.  To provide clarity for decision-takers and applicants, the policy has been amended such that assessment should be "proportionate and current", and the policy and RJ make reference to relevant AONB Guidance including the Management Plan and Nature Recovery Plan which include information on biodiversity value, and details have been introduced around how applicants and decision-takers should address on-site and off-site measures.  The whole of the WNA falls within the MH AONB Nature Recovery Plan area and Policy B1 has been updated to reflect the need to have regard to relevant MH AONB guidance including its Nature Recovery Plan.	Policy reviewed and updated as necessary following 2022 LSCA report and Reg14 community consultation responses and new AONB guidance and strategy.  Note this policy has been renamed as Policy B1
WLC1	The AONB should have the highest protection in this plan. The landscape assessment report was written in June 2015 before the recent developments in Welland.	Many of the NP's policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape, rural and local character and the environment, including biodiversity & wildlife connectivity. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets - including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.  A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites have been subject to a further site assessment process following the Reg14 consultation.

		<p>and in the development of the Design Policy and Design Guide and Code document.</p> <p>A further LSCA study was conducted in 2022 following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p>	<p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>All policies reviewed and updated to ensure explicit provisions are in place (when the NP is read as a whole) regarding the AONB and its special qualities, landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets.</p>
WC1	No mention of Welland Junior Football Club, Welland Football Club and Welland Ladies. No strategy for The Pheasant.	Spitalfields Recreation Ground, where these teams play, is proposed to be designated as a Local Green Space. This gives it maximum protection as an open space. The re-opening of the Pheasant as a community resource is included within the Community Development Projects and remains a priority.	None needed. Note this policy has been renamed as Policy C1
WC2	Improve the crossing facilities (Marbank Road/ Gloucester Road) Car Parking for Village Hall, Church and School.	These have been included as Community Development Projects at Appendix 6.1.	Appendix 6.1 updated. Note policy WC2 has been renamed as Policy C2
WI2	Mobile phone signal needs improving what is actively being done?	The Community Development Projects at Appendix 6.1 refers to 4G and 5G provision.	Appendix 6.1 updated.
WI4	Flooding there is no specific mention of flooding, particularly 2007 flood. Every development needs SuDS.	Noted. WI4 (now renamed as Policy I3) provides important local context for the application of national and local policy to ensure the provision of surface and foul water drainage and management systems that are sustainable and suitable for the longer term for the community	Policy WI4 renamed as Policy I3 and reviewed and updated as necessary.
WI5	The Malvern Upton railway line is not easily accessible from the village and is mostly in private ownership. The old infrastructure is no longer there, a good idea, but should not be in Welland's Plan.	It is proposed to safeguard this as an Active travel Corridor which is one of the initiatives in WCC's Local Transport Plan. Linkage with public access has been included in community development projects Appendix 6.1.	Policy and RJ amended. Note this policy has been renamed as Policy I4 Section 6 & Appendix 6.1 updated.
WD1	5.9.4 - 'New dwellings within infill plots must complement the adjacent dwellings' - too late to start this now. Welland hasn't a housing type. Let the planners decide.	The NPPF has placed greater importance on design quality and the use of Design Guides. The Guide and the policy will be used by developers, the LPA, consultees, the PC and residents to ensure high design quality from future development.	Design Policy and RJ and Design Guide and Code document updated following Reg14 consultation and 2022 LSCA study. Note Policy WD1 has been renamed to Policy D1
	What is Welland's Colour Palette??	The Colour palette has been derived from a study carried out by the AONB Partnership Unit.	Design Policy and RJ and Design Guide and Code document reviewed to ensure inclusion of all relevant AONB guidance . Note Policy WD1 has been renamed to Policy D1
	'Knitting into the village's fabric'. This is for District professional planners to decide and should not be dictated by this plan.	The NPPF has placed greater importance on design quality and the use of Design Guides. Design Guides are to be developed with the involvement of the local community as this one has. The Guide and the policy will be used by developers, the LPA, consultees, the PC and residents to ensure high design quality from future development.	Design Policy and RJ and Design Guide and Code document reviewed and updated following Reg14 consultation and 2022 LSCA study. Note Policy WD1 has been renamed to Policy D1

WD2	5.9.15 - A lot of existing houses in Welland are not within 400m walking distance of a bus stop. E.G the end of Giffard Drive. 400m is unrealistic for a village. Bus routes also influence this distance.	This refers to the WCC document which the NP cannot change. The WCC document states that this is a mean average walk distance. This acknowledges that in urban areas it may be less than 400m and in rural areas it may be more.	None needed. Note this policy has been renamed as Policy D2
WH4A	Cornfield Close - This should not be included in the plan as it is within AONB and severely impacts the views to the hills. It's adjacent to Marlbrook with flooding implications. Phase 1 was given permission as an exception site, the same as Phase 2. How many exceptions??? Phase 2 is already under construction so should not be included as a proposed site allocation.	<p>The NPPF does not preclude development within the AONB. However, it does state that the scale and extent should be limited.</p> <p>Residential development has been considered acceptable by a Planning Inspector and the LPA on parts of the CFS0323 site.</p> <p>Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets – including wildlife connectivity - have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>The NP has compiled evidence of local housing need for Welland and is proposing housing that specifically meets and responds to this need for the direct benefit of the local community. Specifically, this has looked at need arising in the parish and in neighbouring parishes that lie within the AONB only.</p> <p>Only available sites can be considered for allocation. The proposed allocation WH4B was deleted as the owner no longer supports it. All the “available” sites have been subject to a further site assessment process following the Reg14 consultation. A further LSCA study was also conducted following Reg 14 consultation to ensure the most sustainable site for Policy H4 was selected and which had considered the cumulative impacts of development in the village to date. Only one site – a sub-area of site CFS0323 – was identified as having a “moderate to high” capacity for development. Importantly, no site outside of the AONB had a capacity rating higher than “Low to Moderate”.</p> <p>Many of the NP’s policies relating to assessing development proposals include issues associated with the AONB and its setting, local landscape and rural and local character. These are considered critical issues for the NP to deal with. Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the</p>	<p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the “available” sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023. A single allocation has been proposed in this policy.</p> <p>Policy WH4B has been deleted</p> <p>Policy H4 has been strongly informed by the 2022 LSCA study and now includes a significant area of designated green infrastructure alongside Welland Brook for the purposes of protecting the role that area plays in the AONB landscape and views, and also enhancing Welland’s green space, landscape and biodiversity.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>

		<p>site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p> <p>The selection of the sub-area and provision of green space for Policy H4 addressed issues associated with current and emerging policy regarding flood risk. The proposed allocation is within Flood Zone 1 which is at lowest risk of flooding.</p>	
WH4B	Church Farm - This is too small and linear to be included in the plan. It hasn't been tested by SHELAA - deliverability? flooding? access?	The proposed allocation WH4B was deleted as the owner no longer supports it.	Policy WH4B deleted.
	CFS0336 Lawn Farm 3 - should be the housing allocation as recommended in the Strategic Housing and Employment Land Availability Assessment 2019.	<p>The NPWG has carried out further site assessments including a further LSCA, of available sites. This concluded that a subarea of the land north of Cornfield Close is the most appropriate for a proposed housing allocation to meet local need in the NP. The Group disagrees with the SWC's conclusion of its site assessment in proposing to allocate Lawn Farm in the emerging SWDPR. The proposed site allocation in the NP is put forward as a replacement to Lawn Farm and the NPWG will seek to have the latter site removed from the SWDPR as part of the examination process for that emerging plan.</p> <p>We consider that the housing policies proposed in the NP being submitted for examination, which have been updated following feedback in the Regulation 14 consultation and having regard to new evidence collected in 2022 and 2023, will deliver the IHR provided by the SWCs.</p> <p>The policies supporting both windfall and allocated development in the NP are supported by credible LSCA and housing needs evidence whereas the LSCA commissioned for the NP in 2022 found that site CFS0336's Landscape Sensitivity is high and its Capacity for development is "very low to low". Development there would therefore be considered to result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB and would represent a significant urban extension in a visually prominent location. As such, the NP has instead included what has been identified in the 2022 LSCA and site assessment processes as the more sustainable and appropriate site in its allocation policy...</p>	<p>A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>Policy WH4A has been renamed as Policy H4 and has been revised with regard to these and further evidence bases and consultation in 2022 and 2023.</p> <p>A windfall housing delivery report has been produced.</p> <p>Policy HLP sets out how the indicative housing requirement (IHR) for Welland will be met.</p>
WLE1	Why has no area of land been proposed for this?	There is no evidence to suggest there is a need to identify land within this rural location for employment/commercial uses. However, the policy seeks to support appropriate development should it come forward.	None needed. Note this policy is renamed as Policy LE1
Other comments	<p>In the Introduction of the plan:</p> <p>1.3 &amp; 2.8 - We do not believe this plan has any regard for National and Local Planning policies, in particular AONB.</p> <p>2.9 - The plan doesn't conform with the strategic policies in SWDP.</p>	We disagree. The NP policies and their RJs have been amended in light of the Reg 14 responses and further LSCA, housing needs and site assessments.	A further housing needs study was conducted following the Reg14 consultation to clearly identify local housing need. The resultant NP



		<p>Measures to protect the special qualities of the AONB, its landscape and setting, village character and environmental assets have been included explicitly in policies throughout the NP, and strengthened where necessary, and were a specific consideration in the LSCA reports, in the site assessment processes undertaken for the housing allocation in the NP, and in the development of the Design Policy and Design Guide and Code document.</p>	<p>housing policies have regard to the findings of that study.</p> <p>A further LSCA study was conducted following Reg 14 consultation to ensure the most sustainable site(s) for allocation(s) for Policy H4 was selected. All the "available" sites were also subject to a further site assessment process following the Reg14 consultation.</p> <p>NP policies and narrative updated to take account of Reg14 responses.</p> <p>NP policies and its narrative have been reviewed and updated as needed to ensure explicit provisions and appropriate references are in place (when the NP is read as a whole) regarding the AONB (including its setting and its special qualities), landscape and village character, biodiversity wildlife corridors, valued habitats and other environmental assets</p>
	1.7 - We have responded several times to The Neighbourhood Plan draft documents, with our general comments and specific concerns and have had no response.	<p>Responses to comments made following past informal consultation has been provided in Parish newsletters. No individual responses have been made until the Reg14 consultation and these are being presented in these Response Schedules and will be submitted as part of the Regulation 15 process. Further details are outlined in the Consultation Statement.</p>	<p>Response Schedules to Reg 14 and Pre-Reg15 Submission produced and Consultation Statement updated.</p>
	1.14 - July 2020 - As landowners at Lawn Farm we did not receive a letter about the proposed Local Green Space. Copy of Maps will be emailed to D. Sharp.	<p>The landowner was consulted on the proposed LGS and provided comments.</p>	<p>The previous consultation on the LGS has been included in the updated LGS Report.</p>

## 5.8 Non-planning comments

**Comments Raised in the Reg 14 Consultation for the Attention of the Parish Council**  
1 message

**Sue Haywood** •  
To: David Sharp  
Cc: Nelson Training  
Mick Davis  
16 December 2022 at 17:36

Dear David

During the Regulation 14 consultation for the Welland Neighbourhood Plan, a number of comments were provided which were considered by the Welland Neighbourhood Plan working group as being most appropriately directed to the Parish Council and/or other community groups.

We would be most grateful therefore if you could pass the following comments on to the Parish Council members for their attention, and discussion and action as they see appropriate.

Also, may we please ask that the Parish Council schedules a review of the Community Development Projects report to be published as part of the Neighbourhood Plan documentation.

Many thanks

The Welland Neighbourhood Planning Group members

**Comments Received for the Attention of The Parish Council**

**Comment 1:**  
"On the environment, I think it would be beneficial for wildlife if the old fruit trees in Pipers orchard that are deemed dangerous and need to be pruned / coppiced / felled had their deadwood left on site. I was disturbed to see so many old fruit trees being felled or cut back hard as these trees support some rare invertebrates such as red-bellied clematis moths. The orchard appears to be managed primarily to maximise the fruit resource for the village rather than a small wildlife reserve where you can pick fruit." The WNPG would be grateful if the Parish Council could pass this to the Orchard Working Group and discuss as appropriate.

**Comment 2:**  
"Green spaces could be mowed less frequently allowing wildflowers to thrive, which in turn benefits pollinators and other wildlife. If designated areas within the green spaces could be managed more sensitively, this would greatly benefit wildlife. Also, hedge cutting could be carried out more sensitively and only cut back more severely in areas where road visibility is affected." The WNPG would be grateful if the Parish Council could consider this comment.

**Comment 3:**  
"with this [development and infrastructure] in mind why haven't the council insisted that the access road to Spring Meadows Close be completed?" The WNPG would be grateful if the Parish Council could consider making enquiries with MHDC/WCC Highways.

**Comment 4:**  
"Certain aspects of development of infrastructure fell outside the control of the council. Take, for example, the installation of fibre broadband around the village. Not controlled by any planning requirements, not required to be monitored. Best available technology not used. Probable technology life less than 5 years. The plan talks about micro generation and charging points for electric cars. All good points but if this results in a switch to say heat pumps across even 50% of the village, the electrical load demand on the existing infrastructure would not be sustainable. This would then be a piecemeal development, not thought through, and would result in a scrambled solution, probably using the cheapest, easiest, quick fix. Some means of control of this potential situation needs to be considered. The communications infrastructure was well thought through for the new developments, but the addition of fibre broadband to other areas was not controlled or designed, and has led to unsightly above ground cable routes which are vulnerable to weather and other forms of damage." The WNPG is advising the Parish Council of this comment in order that they can consider future opportunities for coordination and communication that may become available to control and deliver coherent and sustainable infrastructure provision.

**Comment 5:**  
"Now you have plans to increase the size of the village, the school has already had a large investment to increase the size of the school can the roads be made safer for the children crossing the roads to and from school. There needs to be two zebra crossings one by the church to the school and the second one on Dreke St where the bus stops are for the children to cross the road for the bus to the High school." The WNPG is bringing these points about pedestrian/cyclist crossings to the Parish Council's attention and for discussion with WCC Highways as they feel is necessary.

## 6.1 Newsletter extracts 2022



Come along and find out what's happening in your community; there are clubs to join, volunteer opportunities, funding information, health, fitness and wellbeing, sports, arts activities, children and young people's groups, entertainment gigs and village events.

Welland has lots to offer - join us at:

**Common Knowledge** to find out more.

Display stalls, local organisations, family-friendly activities, local history, workshops, local food and drink, orchard tours, fitness demos. There will be lots to see and do and lots of people to talk to.

**Common Knowledge**

A Community Marketplace Event organized by the Parish Council.

**Common Knowledge**  
Community Marketplace

**Welland Parish Hall**

**Saturday 26th March 11am - 3pm**

To find out about participating in the marketplace as a group or an organisation contact Lee Farley at [lee@perfectcircletheatre.com](mailto:lee@perfectcircletheatre.com) or call 07800 892840

### A GREAT PLACE TO MEET

Welland has a new and welcoming place to meet thanks to Alison Harvey whose coffee shop and café opened its doors for the first time in January.

**Harvey's @ St James** is open from 8.30 to 4.00 Wednesday to Friday for breakfasts, light lunches, coffees, teas and cakes. The wide menu is tantalising and the surroundings are welcoming, spacious and comfortable; this is a place to sit back and revive or just to drop in for a snack.



We're hoping that the church will become an informal, meeting place for friends and local groups and a focus for community activities in a comfortable, relaxed environment with fresh home cooked food. Parents and players, cyclists and dogwalkers, committees and clubs, readers and chatters; everyone is welcome. Soon we're also looking to install projection equipment in the church and start up a Cinema Club but meanwhile

**Harvey's @ St James** is in business. Do go along and give it a try.



### MOBILE PHONE SERVICE

Back in 2015 we surveyed the village to find out about your mobile phone service. About 200 households responded and most said their service was useless or unreliable. We had a good solution available but, none of the big providers would invest in our village. Things may have improved but what do you think?

If you are unhappy with your mobile phone service mail [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) and if there is enough interest we will rerun our campaign.

### Welland Walking Guides

We are blessed with a wealth of Public Rights of Way in and around the village and we will soon be publishing illustrated guides and maps to help you find your way around. Look out for the first editions in print and on line in the Spring. We'll post them on [www.wellandparishcouncil.org.uk](http://www.wellandparishcouncil.org.uk) to download.

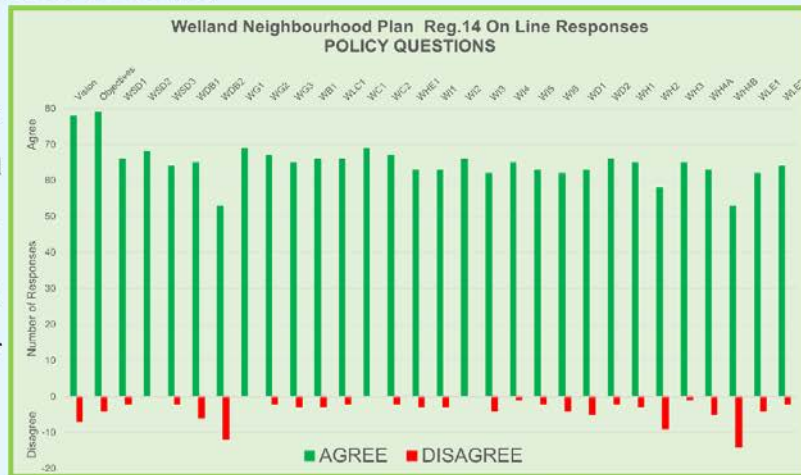
Maybe the 1828 Perambulation recounted by Wendy on the inside page will inspire an historic 'Beating the Bounds' walk and illustrated guide; bring your own bacon and port!

## WELLAND NEIGHBOURHOOD PLAN

Thank you for your wonderful response to our Neighbourhood Plan Regulation 14 consultation. More than 100 residents and consultees took part and we have been rather overwhelmed by the volume of responses. We are still working through them to ensure that everything is properly taken into account before we move to the next stage.

There was a broad based support for the policies in the draft plan as indicated by the chart but your feedback will result in detailed changes to some policies and extra evidence will be gathered to give clarity to underpin the plan.

All the responses will be published in due course and we will be amending the plan before submitting to the District Council who will be consulting again. Meanwhile, we'll leave all the draft documents online in case you want to take a look at the detail. Go to [www.wellandparishcouncil.org.uk](http://www.wellandparishcouncil.org.uk) and follow the links.



## SPRING INTO ACTION

As the days get a little longer you'll have more opportunity to get out to the new Spitalfields Gym and work on that core fitness and balance. The kit is all installed and ready to use, just check the on-site instructions and give it a go.

We'll be organising some taster sessions for users of all ages and Rachel Nicholls from the District Council will be leading get fit programmes for groups and individu-



als but you don't need to wait for that; go along with a friend and give it a try.

And its not all cardio and strength. There is table tennis with proper outdoor tables, trampolines and balance kit and something called Teqball, like table tennis played with a football on a curved table. Gather your mates and have a go.

For the tech savvy the machines are also equipped with Bluetooth connections to smartphones and wearable devices so you can track and record your fitness programmes and maybe get competitive with your social circle.

Let us know your experiences with your new gym. Posts with pictures on Facebook would be welcomed **@WellandParishNoticeBoard**. Check the instructions, take care, stay safe, have fun.

## WELLAND GIGS

In December, the Budapest Café Orchestra delighted a packed house with their Eastern European lavoured blend of jazz, classic, and folk renditions. Wonderful, they'll be back!

In January the talented trio from Brittany, the Churchfitters, gave us a great show and want to come back too. We'll see what Live&Local can do.

**And now for something completely different!**

From Live&Local on **Saturday 26th March at 7.30** we welcome **A Ghost with a Smile!**



Described as "Woman in Black" meets "The 39 Steps", a spine-tingling show of storytelling and theatrical inventiveness was created on the anniversary of the death of Charles Dickens by Nicholas Collett and Gavin Robertson.

Two ghost stories for the price of one – with a comic twist. Bring your own refreshments, folks!

Tickets (10.00) from Ticketsource: <https://www.ticketsource.co.uk/little-malvern-and-welland-parish-council/a-ghost-with-a-smile/e-gkzjab>

Or Viv Nelson, 01684 310522, [viv@nelsontraining.co.uk](mailto:viv@nelsontraining.co.uk)

**Coming soon - look out for news!**

In May we are hoping to welcome Sunjay who was last here in March 2020 playing to a delighted capacity audience.

Want regular Gig news, join the mailing list

## JOIN OUR MAILING LISTS

Don't miss out on our wonderful gigs, find out what's happening in the Orchard and keep advised about Parish Council business. Get on our secure contact list by mailing [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com)



## NEIGHBOURHOOD PLAN

Through the summer the team have been working, guided by your feedback to the last consultation, to finalise the Plan for submission to MHDC, the next stage along the road to getting our plan adopted. You will hear that referred to as the Regulation 15 submission and thereafter the District Council will run another consultation (Reg.16) then submit the Plan to an independent examination. If that succeeds there will be a referendum and if the Plan is supported by your vote it will be adopted, or 'Made', and will become part of local planning regulations. That should be in 2023, finally!

There are policies on open spaces, infrastructure, design, environment, local heritage and many other topics and importantly the Plan will specify how many houses should be built and where; at the moment a site for fourteen affordable houses is proposed. A central objective is our focus on community cohesion, that the heart of the village, its facilities and amenities act as a hub of community life.

We hope to start loading all the documents onto the website later this month as we prepare for submission.

To study the draft plan and the background evidence or to just keep an eye on progress, check out the website at: <https://www.wellandparishcouncil.org.uk/>



#### WELLAND NEIGHBOURHOOD PLAN (2023 – 2041)

The Parish Council’s Neighbourhood Plan Working Group will soon be submitting the draft plan to the District Council in line with Regulation 15 of The Neighbourhood Planning (General) Regulations 2012. MHDC will then conduct a public consultation when you can have your say before the Plan goes for independent examination.

Our plan has evolved since we got your feedback last year; we have done a lot of work gathering evidence supporting our policies on landscape, housing need, housing allocations, development boundaries and open spaces and we’ve changed some policies as a result. For all the details take a look at the draft plan when it is submitted it will all be accessible on the Parish Council website at <https://www.wellandparishcouncil.org.uk>  
Check out the website over Christmas for the latest status!

#### SOUTH WORCESTERSHIRE DEVELOPMENT PLAN REVIEW



Meanwhile, the South Worcestershire Development Plan Review was published in November for a 6 week consultation.

The SWDPR sets out proposals for an additional 13,000 houses, sites for employment and commerce and policies for infrastructure, environment and amenities to shape development in our area up to 2041.

You have until 23 December 2022 to have your say on the plan. All your comments will go to the Planning Inspectorate who will then publish a timetable for Examination of the plan. For all the detail, and there is a lot of detail, go on line to <https://www.swdevelopmentplan.org/swdp-review>



## 6.2 Housing Site Assessment land owner/promoter letter

Dear Sir / Madam,

### **Welland Neighbourhood Plan**

You will be aware that the South Worcestershire Councils (Malvern Hills District, Worcester City and Wychavon District Councils) are revising the South Worcestershire Development Plan (SWDP) and that in 2018 we undertook a 'Call for Sites' planning exercise, inviting landowners to submit land they have available for either housing and/or employment development to be included in the Strategic Housing and Employment Land Availability Assessment (SHELAA). During the 'Call for Sites' the land marked on the plan below was submitted for consideration in the parish of Welland.

You may also be aware that Little Malvern and Welland Parish Council is preparing a Neighbourhood Plan. The Parish Council's Neighbourhood Plan Steering Group, which is preparing the neighbourhood plan, is updating the evidence base to support the submission of the draft Neighbourhood Plan.

As it has been over two years since the last 'Call for Sites' exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome confirmation that the site remains potentially available and confirmation of the available site boundary. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.

Further information on the Welland Neighbourhood Plan can be obtained from the Welland Neighbourhood Plan website at <https://www.wellandparishcouncil.org.uk/>

In anticipation, thank you for your assistance in this matter.