

## Regulation 16 Consultation on the Submitted Welland Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Welland Parish Council has submitted the draft Welland Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for six weeks from Monday 26 June to 23:59 on Monday 7 August 2023.

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

**Email:** [neighbourhoodplanning@malvern hills.gov.uk](mailto:neighbourhoodplanning@malvern hills.gov.uk) , or by

**Post:** Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

The personal information you provide on this form will be held and processed in accordance with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation 2018.

Please note that your name and comments will be made publicly available when displaying the outcome of this consultation and cannot be treated as confidential. Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published. Your details will be retained in order for us to validate your comments. We will use these details to notify you of the progress on the Welland Neighbourhood Plan. If you do not wish to be notified of the progress of the Neighbourhood Plan please let us know by ticking the appropriate box at the end of this response form.

Please fill in your details in the boxes below:

Full Name: James Shackley

Organisation (if applicable):

Address (including postcode):

Telephone number:

Email address:

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Land north of Cornfield Close

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

our main concerns relate to the following:

- Surface water drainage impact – gardens are all very waterlogged during winter and the proposed field is far worse, with certain areas in near-permanent 'bog' during poorer weather. We have concerns as to how surface water will be managed to mitigate the reduction in permeable surfaces and safely directed away as the current SuDS provision in phase 2 does not appear to have been effective in creating well drained gardens that are usable all year round. I would suggest that increasing the amount of distance given over to the maintenance area between the rear of 11, 12, 13 and 14 on the current development (P2) leading to the attenuation basin, and the newly proposed development would allow for extra 'soakaway' during wetter weather.
- Mutual privacy – due to the nature of the boundary treatments, the existing houses in phase 2 that will border the new development have little to no screening/privacy/security to/from the new development. Due to the relative infancy (and in some case failed planting) of the newly established hedgerow which will take a number of years to fully establish and as a result of the baffling choice of deciduous hedgerow, the border will be completely bare in winter. This will specifically impact on the privacy of plots 11, 12, 13 and 14 of Barleycorn fields. A possible resolution for this is to 'push' the new development further into the field, away from the existing development and create a larger green space between the two, orienting gardens and windows to ensure mutual privacy. Further increasing the 'green gap' allowed for the maintenance access to the attenuation basin to allow for a permanent wildlife area between the rear gardens of plots 12, 13 and 14 and the new development would help substantially. Whilst no-one enjoys looking at close boarded fencing, a more suitable boundary treatment and denser planting for the proposed development would ensure year-round privacy, security and screening than was included on phase 2 which is absolutely not sufficient (and can be evidenced by properties on phase 1 choosing to erect their own fencing by way of additional screening). A further way to ensure mutual privacy would be the use of single storey buildings in the new development, at least those that border the existing developments, reducing the possibility of either party being overlooked.
- Impact on local wildlife – we see a huge number of bats and significant diversity of other local wildlife that calls this area it's home including . How will the impact of significant development on these species be minimised and what further steps will be taken to avoid the loss of habitat from additional relatively dense development in a rural area? Please see above for a suggestion to further increase the width of the maintenance pathway to the attenuation basin area to create a permanent wildlife area as a potential solution.
- Light pollution – much of what makes the existing developments a pleasant place to live is the minimal light pollution at night-time, how will this be 'designed in' to manage external lighting and carefully designed to mitigate the effects of the new development?
- Access / Disruption – unavoidably, further construction will have an impact on the existing residents. What steps will be taken to ensure any impact is minimal and that any chosen contractors are carefully scrutinised to ensure they abide by any restrictions on operations with regards to noise, waste, access routes etc.? Additionally, this road is not wide, and the

design and layout already does not suit the volume of traffic it currently takes, let alone with increased numbers of vehicles using it when the development goes ahead and the road has seen a number of 'near miss' incidents that can only increase with additional traffic using it. How will safety of road users and pedestrians be assured? How will any repairs that will be needed to the existing private road(s) as a result of further development and heavy plant machinery be dealt with as the cost of damage should not fall to the existing management company(ies)?

Please use a separate form for each representation.

### **Future Notification**

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

Yes

No

**Signature**

[Redacted Signature]

**ate 1<sup>st</sup> August 2023**

Thank you for completing this form.