

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

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

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

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

Email: neighbourhoodplanning@malvern hills.gov.uk , or by

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

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

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 Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published.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

Please fill in your details in the boxes below:

Full Name: Roger, Joanne, Siân, Rhys and Lewys Cousins

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):

5.5 – Landscape Character – Policy LC1 Landscape character and visual impact.

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

Regarding Landscape Sensitivity and Capacity Assessment Selected Sites – April 2022

5. Area 2 CFS0336

5.1.3 This report is misleading and not true, we are the land owners and have had no dealings with Natural England. The newt licence was for Bovis Homes, whilst they were building (now complete) we agreed to some tree planting near to the pond. The nearest Natural England site is Mutlows Farm.

5.5.6 – Again, there is no licence or dealings with Natural England.

This misunderstanding of the newt licence also means that the Housing Site Assessment and Selection Report November 2022 is wrong.

Housing Site Assessment and Selection Report – November 2022

CFS0336 – Land south of Kingston Close – This site is available and has no Natural England Licence on it. It has been identified by SWDP (review) as the only selected site that meets their criteria. There is no uncertainty to vehicular access. All of these issues would have been looked at by an unbiased professional during the SWDP review.

Housing Site Assessment and Selection – Refreshed March 2023

Because of our points above the wrong sites have been assessed and included in this report.

Please use a separate form for each representation.

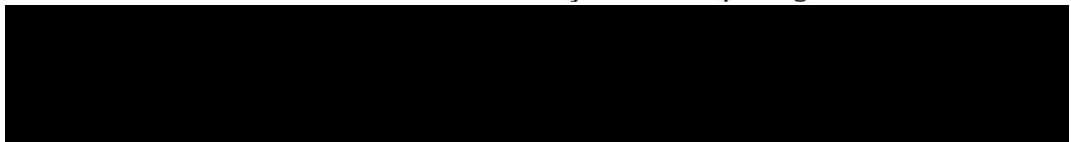
Future Notification

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

Yes No

Signature  Date 31/7/2023

Thank you for completing this form.



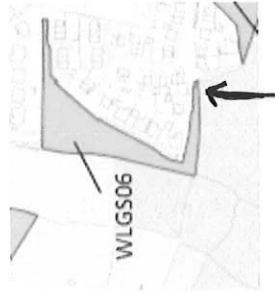
Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Policy G1 Local Green Space.

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

WLGS06 – Kingston Close Green Space – Figure 5.2

The south east point of the green highlighted area appears to be covering the gated entrance to the field [REDACTED] throughout the consultation period this area has been moved on the publicised documents regularly. It is not green



space and the entrance to the field should have no restrictions. We object to the highlighted green space, as shown, as we have done numerous times. WLGS07 – Kingston Close Habitat Area – Formally incorrectly called Natural England Ecology Zone. The neighbourhood plan shouldn't encourage people near to the pond. It should be made clear the difference between public open space and local green space.

Please use a separate form for each representation.

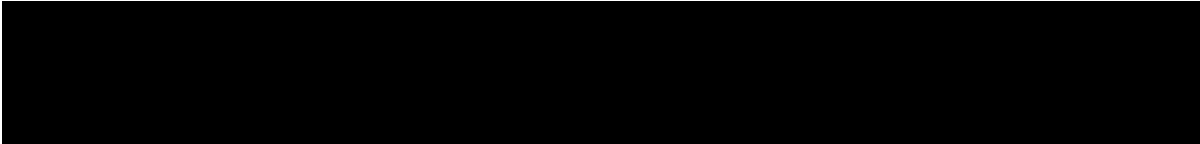
Future Notification

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

Yes No

Signature [REDACTED] Date 31.7.2023

Thank you for completing this form



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Policy 14 – Active Travel Corridor

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

This is not the Welland Neighbourhood plans initiative, the land is in private ownership and the bridge mentioned has been demolished. You are unable to walk there as it is too far out of the village. Time would have been better spent improving the footpath network around Welland where most of the population live.

Please use a separate form for each representation.

Future Notification

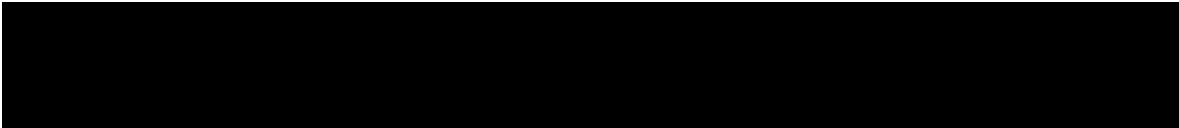
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Yes No

Signature 

Date 31.7.2023

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5.9 Design – Policy D1

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

The Parish Council over the past 10 years have not objected to several infills ^{that} do not compliment the adjacent dwellings, this is contrary to 5.9.3 point 5 'new dwellings within infill plots must compliment the adjacent dwellings.'

We object to the whole design policy and think that design should be in line with MHDC professional planners.

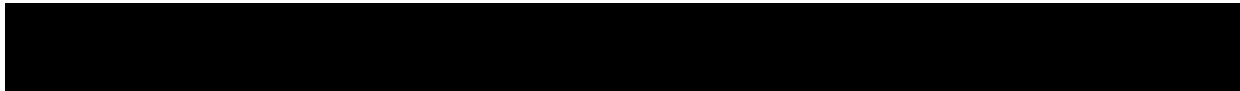
Please use a separate form for each representation.

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Yes No

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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):

5.10- Housing Land – Policy HLP – Welland Housing Land Provision

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

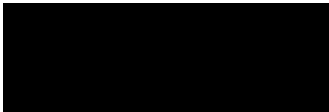
We object to the housing land provision promoting development in the AONB. In the Housing Evidence Paper there is no mention of sheltered accommodation. The land north of Cornfield Close is in the AONB and goes against the SWDP (review) . The views to the hills are as important as the views from the hills. There is another site CFS0336 which would supply the required houses.

Please use a separate form for each representation.

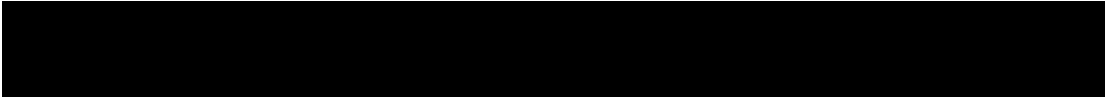
Future Notification

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Yes No

Signature 

Date 31.7.2023



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):

The Welland Neighbourhood Area Regulation 15 Submission Draft Welland Neighbourhood Plan 2021 - 2041

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

Having read the draft neighbourhood plan we believe this is more like a supplementary planning document than a neighbourhood plan.

There is no mention of sustaining and improving our current amenities in particular the school, pre-school, football club, village hall, church, shop, Pheasant Inn. There are no plans for improved car parking for the shop, church and school. No pedestrian crossings.

The flooding of 2007 has not been considered.

1.14 – Generic consultation documents we responded to but never received a reply However,
1.14 – page 9 – July 2020 – Proposed Local Green Space - we never received this report and letter. So as landowners we were not consulted.

2.9- we do not believe that this draft plan ‘supports the delivery of strategic policies contained in the local plan.’

Policy G.2 page 37 – WNOS04 – Giffard is spelt with an a.

5.3.11 – SSCC6 – there is no mention in the plan how this will happen.

5.6.3 – Pre-school is not privately owned it is a charity run by a volunteer committee. There is no mention of Welland Junior Football Club which is also based at The Pavillion. There is also no mention of Pre-school and Football club on the Housing Evidence Paper with regards health and well-being.

5.9.6 ‘wherever possible, long rows of terraced dwellings should be avoided...’ 5.10.9 ‘As such proposals should seek to provide a greater share of semi-detached and terraced houses...’ these 2 points contradict eachother.

We are curious as to where the minutes of the neighbourhood plan meetings are and the cost to the taxpayer of producing this draft plan.

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Signature  Date

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