



DEVELOPMENT BOUNDARY REVIEW

DRAFT WELLAND NEIGHBOURHOOD PLAN

on behalf of
Little Malvern and Welland Parish Council



NOVEMBER 2022

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1 Introduction

- 1.1 The current Development Boundary to the village of Welland was drawn up in the Malvern Hills District Local Plan 1986-2001 (adopted 1998). It was retained within the Malvern Hills District Local Plan 1996-2011 (adopted 2006) (see Figure 1,1) and was continued within the South Worcestershire Development Plan 2006-2030 (adopted 2016).
- 1.2 The role of the Development Boundary is to define the built limits of a settlement and differentiate between what is the built form of a settlement where the principle of development is usually acceptable and the countryside where development is strictly controlled. Development Boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises and services and facilities. In addition, they provide clarity and certainty for developers and the general public by highlighting the areas which, in principle, will be more acceptable than others for additional built development.
- 1.3 Extensive development has taken place to the east of the existing Welland Development Boundary on what is land defined as open countryside. This land now has the characteristics of built form. These developments are linked to the existing development by existing and, in some cases, historic buildings and properties, located on Drake Street and Marlbank Road, which are currently located in the open countryside. These established properties were dispersed along Drake Street reflecting the character of rural road-side houses. These were considered appropriate in the open countryside. However, the context for these properties with the developments that have taken place over the last 7 years has changed the character from dispersed buildings in the open countryside to a denser form of built development.
- 1.4 It was therefore considered there was a need to review the current Development Boundary to ascertain whether any changes were required that could be made through the neighbourhood plan-making process.

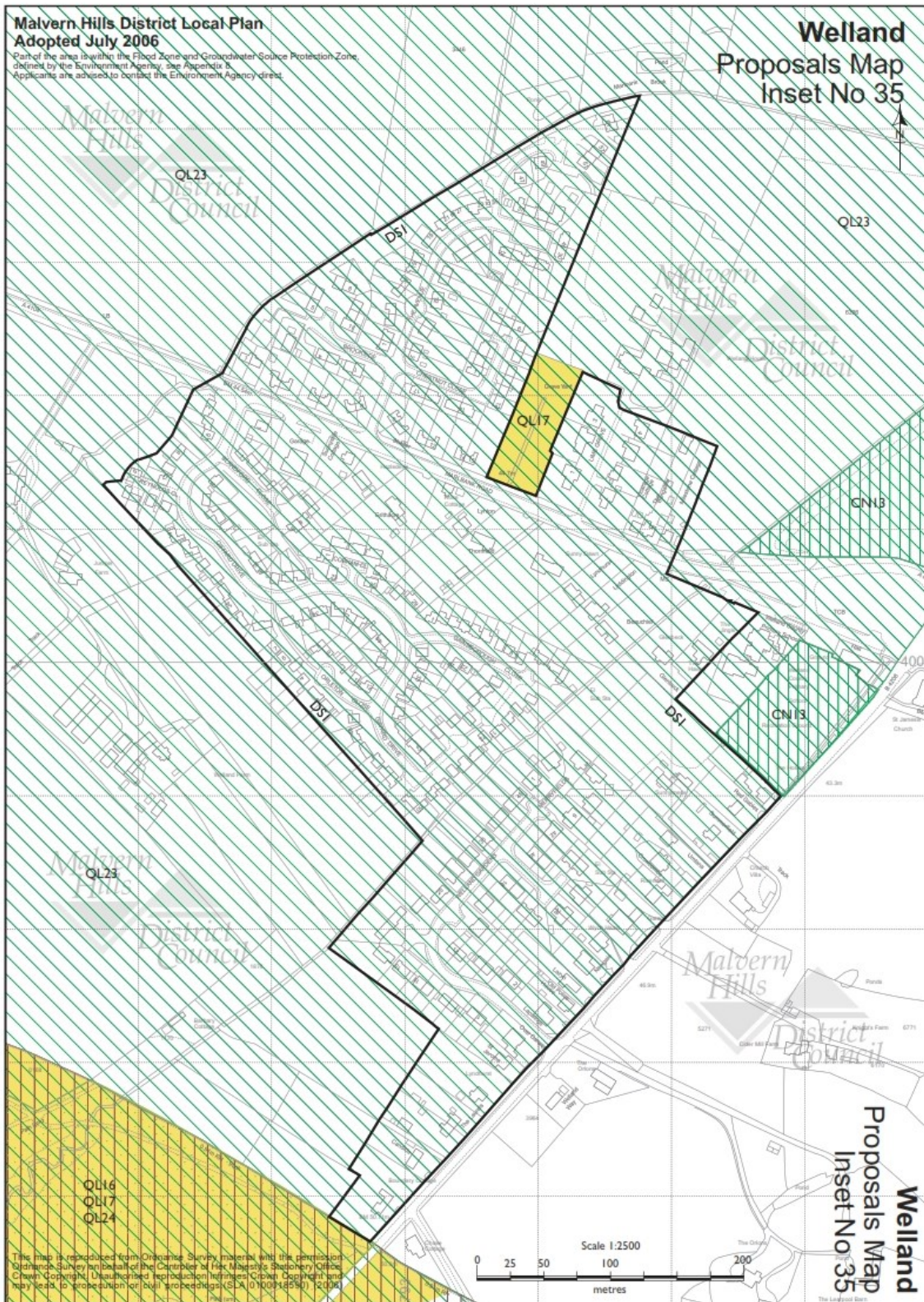


Figure 1.1: Welland Development Boundary (Malvern Hills District Local Plan)

2 Current Welland Development Boundary (SWDP)

2.1 The current Development Boundary for Welland is shown at Figure 2.1. As mentioned above, this boundary has not been changed since the adoption of the Malvern Hills District Local Plan 1986-2001 in 1998.

2.2 The Development Boundary incorporates the main areas of built form within the Village which, prior to 2016, were west of the B4208 and include predominantly housing on the following roads:

- Marlbank Road
- West side of the B4208 from the parish boundary in the south to Welland Park in the north (but not including the park)
- Welland Gardens
- Merryfields
- Orchard Close
- Lime Grove
- The Avenue
- Chestnut Close
- Brookside
- Giffard Drive
- Blandford Close
- Cobham Close
- Gainsborough Close
- Orleton Close

2.3 The whole of the land within the Welland Development Boundary is designated within the Malvern Hills Area of Outstanding Natural Beauty (MHAONB).

2.4 Welland Primary School, Welland Park and Spitalfields are not within the Development Boundary and therefore are in the open countryside as well as being within the MHAONB.

2.5 All the built development to the west of the B4208 including St James Church, The Pheasant Inn and the properties that front on to Drake Street are all located within the open countryside.

2.6 Welland is designated as a Category 1 Village within the SWDP. This category of village has at least four key services (from shop & post office/general store; doctor's surgery; primary/first/middle school; village/parish hall and employment opportunity) and scored at least 16 points in the Village Facilities Survey¹. It continues to be classed as a Category 1 Village within the emerging SWDP Review².

¹ <https://www.swdevelopmentplan.org/wp-content/uploads/2011/07/Report-and-Appendices-VFRTS-December-2012.pdf>

² <https://www.swdevelopmentplan.org/swdp-review/swdp-review-evidence-base/village-facilities-and-rural-transport-study>

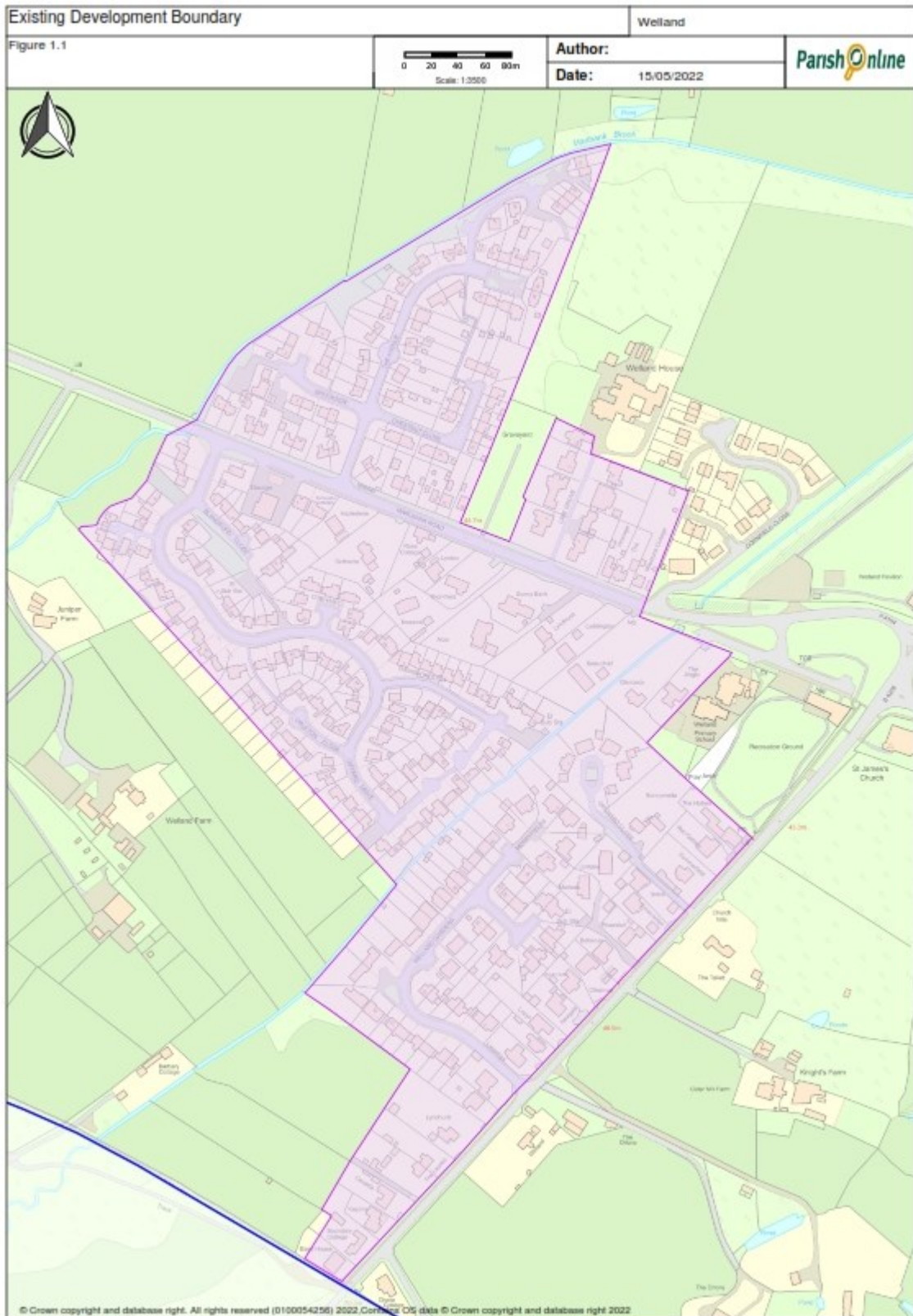


Figure 2.1: Existing Welland Development Boundary

3 Approach

3.1 The review utilises a similar approach to the review of Development Boundaries carried out by the South Worcestershire Councils (SWC) for the SWDP Review. According to ‘*South Worcestershire Development Plan Review: Development Boundaries Review - Assessment of Development Boundaries*’ (September 2019)³ the revised Development Boundaries should include the following:

- 1) 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;
- 2) non-conterminous SWDP residential, employment and mixed use allocations which are considered physically and visually related to the settlement; and
- 3) 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:
 - i. residential amenity of neighbouring properties;
 - ii. 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;
 - iii. the natural beauty of an AONB;
 - iv. the openness of the West Midlands Green Belt;
 - v. 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;
 - vi. flood risk (i.e. is not within Flood Zones 2 or 3);
 - vii. protected Public Open Space;
 - viii. the character of the existing settlement pattern; and
 - ix. Best and Most Versatile Agricultural Land (BMVAL).

3.2 The following are omitted in the revised Development Boundaries:

- 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;
- recreational or amenity space at the edge of settlements;
- Habitats of Principal Importance.

3.3 In addition to the above, minor amendments have been made to ‘tidy-up’ existing Development Boundaries in order to provide more consistency and clarity. This might have been, for example, where an amendment has been made to include a conterminous

3

<https://www.swdevelopmentplan.org/component/fileman/file/Documents/South%20Worcestershire%20Development%20Plan/SWDP%20Review/Evidence%20Base/DBR/1.%20SWDPR-Development-Boundaries-Review-Assessment-for-PO-Consultation.pdf?routed=1&container=fileman-files>

SWDP allocation but this has resulted in an area of land surrounded by the Development Boundary but excluded from it.

3.4 The SWC review of the Development Boundary for Welland proposes two changes (see Appendix A):

- Inclusion of Cornfield Close Phase 1 development (1 at Appendix A)
- Inclusion of Welland House (2 at Appendix A)

4 Development Boundary Review

- 4.1 A desk-based exercise was undertaken including an analysis of Malvern Hills District Council's planning application portal for information on planning permissions in the vicinity of the village and a review of aerial photographs and ordnance survey maps via the Parish online.

SWDP Housing Allocations

- 4.2 The SWDP identifies three housing allocations within the Neighbourhood Area (see Figure 4.1) for a total of 90 dwellings. This represents a 18.5% increase in the number of dwellings (according to the 2011 census data) in the Area:
- Land adjacent the former Pheasant Inn (SWDP59/13 for 10 dwellings on a 0.33 ha site) – previously developed land
 - Land at Lawn Farm, Drake Street (SWDP59I for 50 dwellings on a 9.21ha site) – greenfield land
 - Land between the Old Post Office and Church Farm, Drake Street (SWDP59zi for 30 dwellings on a 1.66ha site) – greenfield land
- 4.3 The above development has all been completed.

SOUTH WORCESTERSHIRE
DevelopmentPlan

SWDP housing allocations



Figure 4.1: SWDP Allocations

Planning permissions and completions

- 4.4 From April 2006 to March 2019 there have been 177 (net) housing completions within the NPA with an additional 22 units that have permission but have yet to be completed (Source: MHDC). This represents a 42% increase on the total number dwellings within the Neighbourhood Area of 471 (according to the 2011 census data). All of the planning permissions have been on land within the open countryside. Below is a list of the relevant planning permissions with Areas A-I shown on Figure 4.2:

Area A: Cornfield Close (Plates 1 and 2)

13/01388/FUL: Land at Marlbank Road - Erection of 24 dwellings including 12 market and 12 affordable homes. Refused - 09/04/2014. Allowed on appeal - 12/06/2015 (APP/J1860/A/14/2217413).

19/01770/FUL: Land at rear of Cornfield Close - Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross-subsidised by 7 market dwellings). Approved - 28/04/2021.

Area B: former Pheasant Inn (Plate 3)

16/01203/OUT: Pheasant Inn, Drake Street - Outline application for the erection of up to 14no. dwellings and retention of existing public house. All matters reserved except access. Approved - 19/10/2017.

18/01316/RM: Pheasant Inn, Drake Street - Reserved Matters application for details of appearance, landscaping, layout and scale following a grant of planning permission 16/01203/OUT for the erection of up to 14 no. dwellings and retention of existing public house. Approved - 11/07/2019.

Area C: Spring Meadows Close (Plates 4 and 5)

13/01526/OUT: Land between the Old Post Office and Church Farm, Drake Street - Outline application with all matters reserved for the erection of up to 30 dwellings. Approved - 26/09/2014.

14/01338/REM: Land between the Old Post Office and Church Farm, Drake Street - Application for approval of reserved matters for access, appearance, landscaping, layout and scale following outline approval 13/01526/OUT for the erection of 30 no. dwellings. Approved - 12/08/2015.

Area D: Pippin Drive (Plates 6 to 8)

12/01087/OUT: Land at Lawn Farm, Drake Street - Outline application for residential development of up to 50 houses with access considered. Refused - 21/02/2013. Appeal allowed - 20/01/2014 (APP/J1860/A/13/2197037).

14/01007/REM: Land at Lawn Farm, Drake Street - Approval of reserved matters, appearance, landscaping, layout and scale following the approval of Outline planning permission 12/01087/OUT allowed on Appeal APP/J1860/A/13/2197037 - for 50 dwellings. Approved - 22/01/2015.

Area E: Kingston Close (Plates 9 and 10)

14/01269/OUT: Land at Lawn Farm, Drake Street - Outline application for residential development of up to 50 dwellings (40% of which are to be affordable) including details of access. All other matters reserved. Refused - 24/02/2015. Allowed on appeal - 24/11/2015 (APP/J1860/15/3131939).

16/01111/REM: Land at Lawn Farm, Drake Street - Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following approval of Outline Permission 14/01269/OUT allowed on appeal ref: APP/J1860/W/15/3131939 - for up to 50 dwellings. Approved - 02/03/2017.

- 4.5 As stated above, these permissions are all on land designated outwith the Development Boundary and therefore within the open countryside. Only one, Area A, is located adjacent to the current Development Boundary. The others are not adjacent the current Development Boundary. However, they are adjacent to existing built development along Drake Street which connects with built development on Marlbank Road (the community centre and the school) which lies adjacent to the Development Boundary.
- 4.6 The above permissions have been built out. It is evident from reviewing aerial photographs and visiting the sites that they are clearly part of the built environment rather than the open countryside.

Existing development in the open countryside

- 4.7 There are a number of existing properties which are currently within the open countryside. They were, prior to the new developments, isolated buildings or small pockets of buildings which sat within the wider countryside. However, following the new developments they have been subsumed into the adjacent built environment exhibiting this character rather than the open countryside. These properties include:

South side of Drake Street adjacent to Areas C and D

- Holly Cottage (Plate 11)
- The Brambles (Plate 12)
- Church Farm (Plates 13-14)
- Old Post Office (Plate 15)
- Poplar Cottage (Plate 16)
- Mutlow's Farm (Plate 17)
- Church Cottage (Plate 18)

North side of Drake Street

- May Cottage (Plate 19)
- Pheasant Cottages (Plate 20)
- Ash Tree Cottage (Plate 21)
- The former Pheasant Inn (Plate 21)

St James's Church, Welland Parish Hall and Welland Primary School (Area F)

- 4.8 Currently these important community buildings are located outwith the Development Boundary and therefore in the open countryside. The buildings are relatively large scale within the village (see Plates 22-26) and exhibit the key characteristics of the built environment. Along with the extent and scale of development to the east (as summarised above) there is argument to include these into the Development Boundary providing a centrally located community hub for the village. This would provide the key link between the former Development Boundary and the new development to the east of Gloucester Road.
- 4.9 Welland Park (see Plates 27-28) which is located to the south of the Parish Hall is also located outwith the Development Boundary. This was because it is an open space at the edge of the village. However, with the proposed extension of the Development Boundary to the north and east of the Park it seems logical to include it within the Development Boundary. Its greenspace designation within the SWDP and proposed Local Green Space designation within the Welland Neighbourhood Plan would afford it appropriate protection from development.

Rear of 18-28, 48-56 and 60 Giffard Drive and rear of 1-7 Oreleton Drive (Area G)

- 4.10 The existing Development Boundary bisects the rear gardens of these properties (part of an estate granted planning permission in 1979 for 114 dwellings). The rear portion of these gardens are within the open countryside designation rather than within the Development Boundary. They are not long rear gardens and they have a domestic curtilage character rather than an open countryside character. It is therefore proposed that the Development Boundary should be coterminous with the rear boundaries of these properties with the exception of 48 Giffard Drive which appears to have extended beyond the original rear boundary line and 58 Giffard Drive.

Welland House (Area H)

- 4.11 Welland House is a substantial building which has been extended to the side and rear. It is currently used as a care home. At present the building is outwith the Development Boundary. However, the SWDPR Development Boundary review process has proposed that this site is incorporated into the Development Boundary. With the adjacent site to the east, Cornfield Close, being incorporated into the Development Boundary this would appear to be a logical rounding off the built environment from the open countryside to the north. This amendment to the Development Boundary is included within the proposed Development Boundary for the WNDP.

Site Visit

- 4.12 A site visit was undertaken on 17 October 2019 to validate the desk based exercise. Photographs were taken of the new developments and also the existing development that is proposed to be incorporated into the Development Boundary. This exercise helped to confirm that the suggested new Development Boundary was logical and related to physical boundaries on the ground.

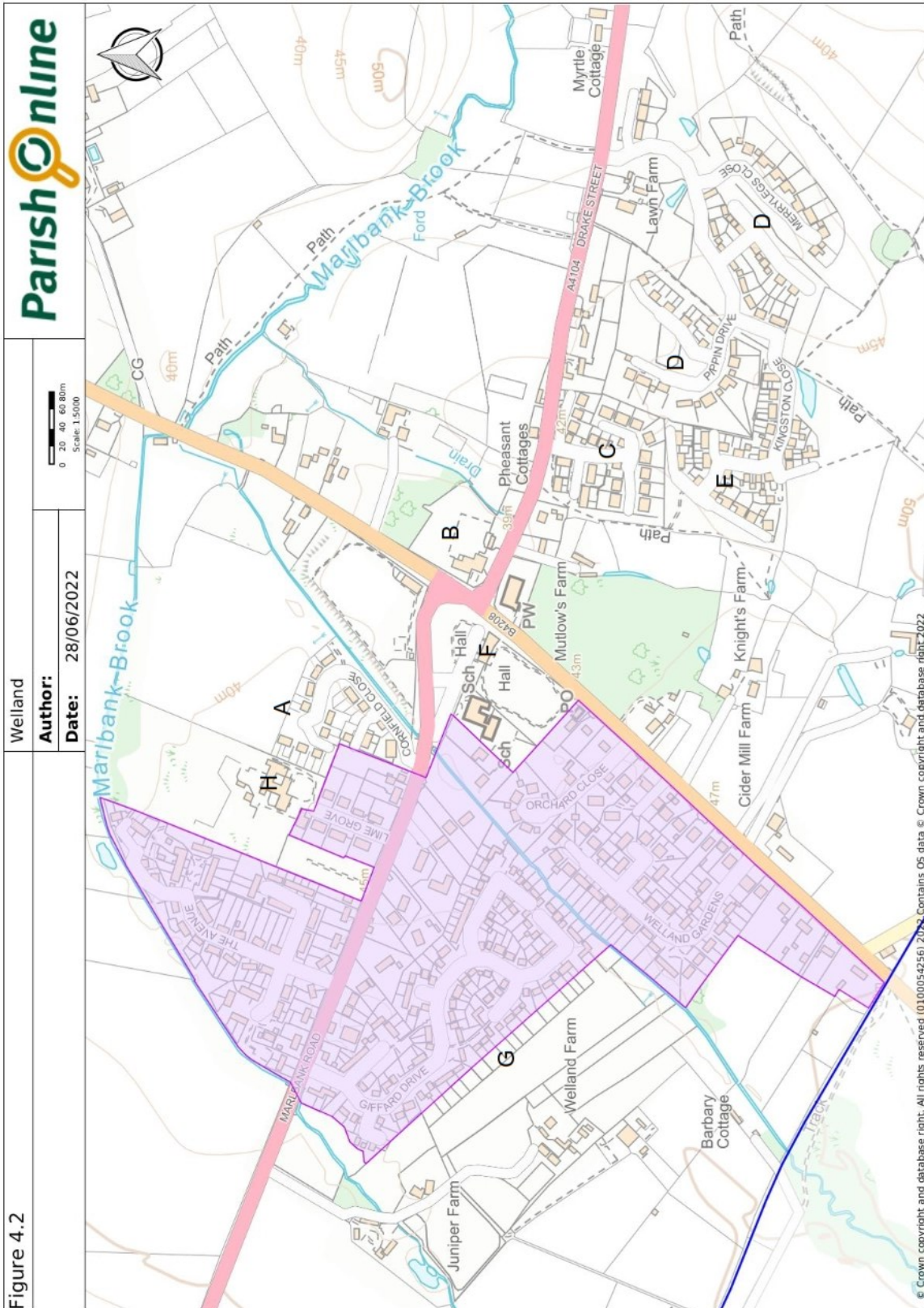


Figure 4.2: Location of Areas A-H

Summary of changes

4.13 Below is a summary of the key changes to the Welland Development Boundary:

- i. The existing boundary does not include the two important community buildings – Welland Primary School and Welland Village Hall. These sites are physically, visually and functionally related to the village and therefore should be within the Development Boundary. In relation to Welland Primary School, the small area of green space to the south of the site is excluded from the proposed Development Boundary. This is on the basis that it is open space on the edge of the settlement.
- ii. The existing boundary does not include the completed development at Cornfield Close or the development under construction to the north of this (known as Cornfield Close Phase II). These sites are physically, visually and functionally related to the settlement and have planning permission for residential development and have been subsequently built out or are under construction. In addition, Welland House nursing home, which is located adjacent to the Cornfield Close Phase II development is proposed to be included within the Development Boundary due to its physically, visual and functional link with the Cornfield Close developments. In relation to the latter, the proposed Development Boundary is drawn tight to the built form and excludes amenity space within Welland House’s curtilage. In relation to Cornfield Close Phase II, the orchard to the southeast of the site is excluded from the proposed Development Boundary. This is on the basis that it is open space on the edge of the settlement.
- iii. The existing boundary does not include the extensive area of new development at St James Close, Springmeadow Close, Pippin Drive, Pearmain Avenue, Merrylegs Close, Fortune Avenue and Kingston Close and the previous built form on Drake Street located to the east of Gloucester Road. This area of extensive built form also includes two important local buildings – the Grade II listed St. John’s church and the former Pheasant Inn. This area is physically, visually and functionally linked to the Village Hall which is proposed to be included in the extended Development Boundary (see (i) above). The area also has at least four sites which have planning permission for residential development and have been subsequently built out. Therefore, this area should be within the Development Boundary. In relation to Pippin Drive, Pearmain Avenue, Merrylegs Close, Fortune Avenue and Kingston Close (collectively known as Lawn Farm Phase I and II), the open spaces which are on the edge of the settlement are excluded from the proposed Development Boundary. This is on the basis that it is open space on the edge of the settlement. These spaces are proposed to be designated as Local Green Spaces (see the Local Green Space Report).
- iv. The Development Boundary is not co-terminus with the rear boundaries to the housing off Giffard Drive (nos. 18-28 and 48-60) and Orleton Close (nos. 1-7). A minor amendment to adjust this so that the whole of these properties is within the Development Boundary is proposed. These properties are not considered to have overly large curtilages 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.

- v. The existing Development Boundary does not appear to be co-terminus with the rear boundaries of Edge House or Boundary Cottage. These properties are not considered to have overly large curtilages 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.
 - vi. Some minor amendments are made to the north-western boundary alongside Marlbank Brook. The existing Development Boundary in this location runs along the centre of the Brook. However, the proposed amendments move the boundary to align with the curtilages of the adjacent houses and thus does not include the linear greenspace that runs alongside the Brook.
 - vii. The existing Development Boundary is amended to reflect the proposed Neighbourhood Open Space designation at Giffard Drive. This is on the basis that it is open space on the edge of the settlement.
- 4.14 The above proposed changes are shown at Figure 4.3. This shows the existing Development Boundary shaded in blue and the proposed Development Boundary outlined in red. It is notated with (i) to (vii) relating to the above.

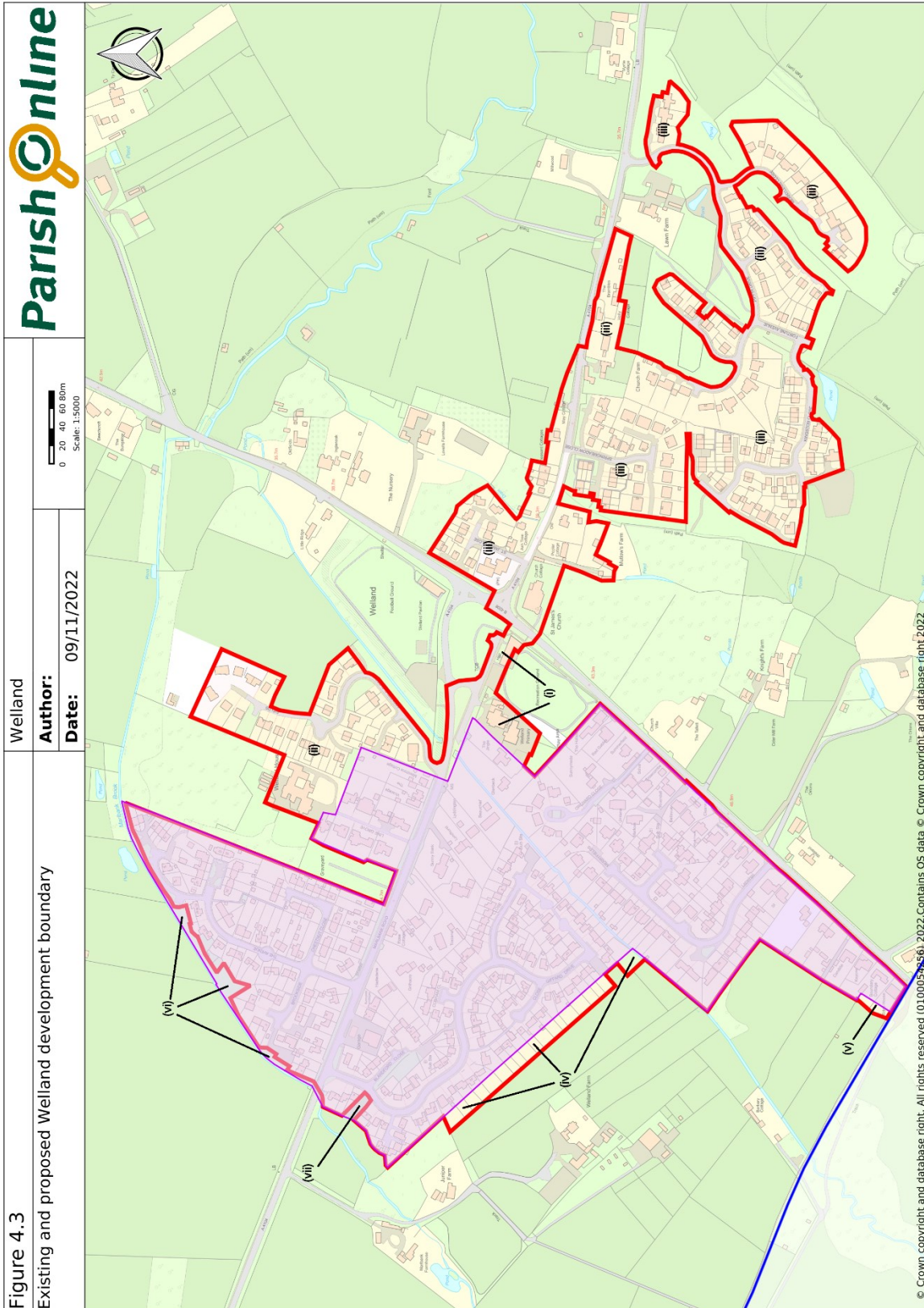


Figure 4.3: Proposed Development Boundary (annotated)

5 Amendments from the Regulation 14 Neighbourhood Plan

- 5.1 Overall, 65 out of 71 (92%) local resident responses agreed with the proposed policy WDB1 which refers to the proposed Development Boundary at Figure 5.1 in the Regulation 14 Welland Neighbourhood Plan. Although, this does not specifically relate to whether they agreed with the proposed boundary respondents could also provide comments. Appendix B provides details of the comments made by local residents and consultee bodies at the Regulation 14 consultation regarding the proposed Development Boundary only. The appendix also provides the responses and actions from the Neighbourhood Plan Group (NPG) to these comments. Further details of these and the NPWG's responses and proposed changes are included within the Consultation Statement schedules.
- 5.2 As a result of comments made and an updated review, the following amendments have been made to the proposed Development Boundary within the Regulation 14 Neighbourhood Plan:
- a. The proposed allocation has been removed on the basis that at this stage it is only a proposed allocation. If it is accepted by the Examiner and planning permission for housing is subsequently granted it can be included within a subsequent Neighbourhood Plan.
 - b. The land south of the Brambles and Holly Cottage and land at Lawn Farm. Part of this area included land that was put forward in the Call for Sites (known as land adjacent Church Farm) which is now no longer available for development. It consists of properties and land that is or was in agricultural use or is associated with agricultural use. In addition, they are adjacent to open spaces that are part of the Lawn Farm I and II developments which are proposed to be designated as Local Green Space. The potential for development within this area would have an adverse impact on its surroundings and the listed building at Lawn Farm.
 - c. As a consequence of (b) above, the proposed Local Green Space will be on the edge of the settlement and therefore excluded from being within the Development Boundary.
 - d. The area of green space to the south of Welland Primary School as this is an open space at the edge of the Settlement.
- 5.3 These areas are shown on Figure 5.1.

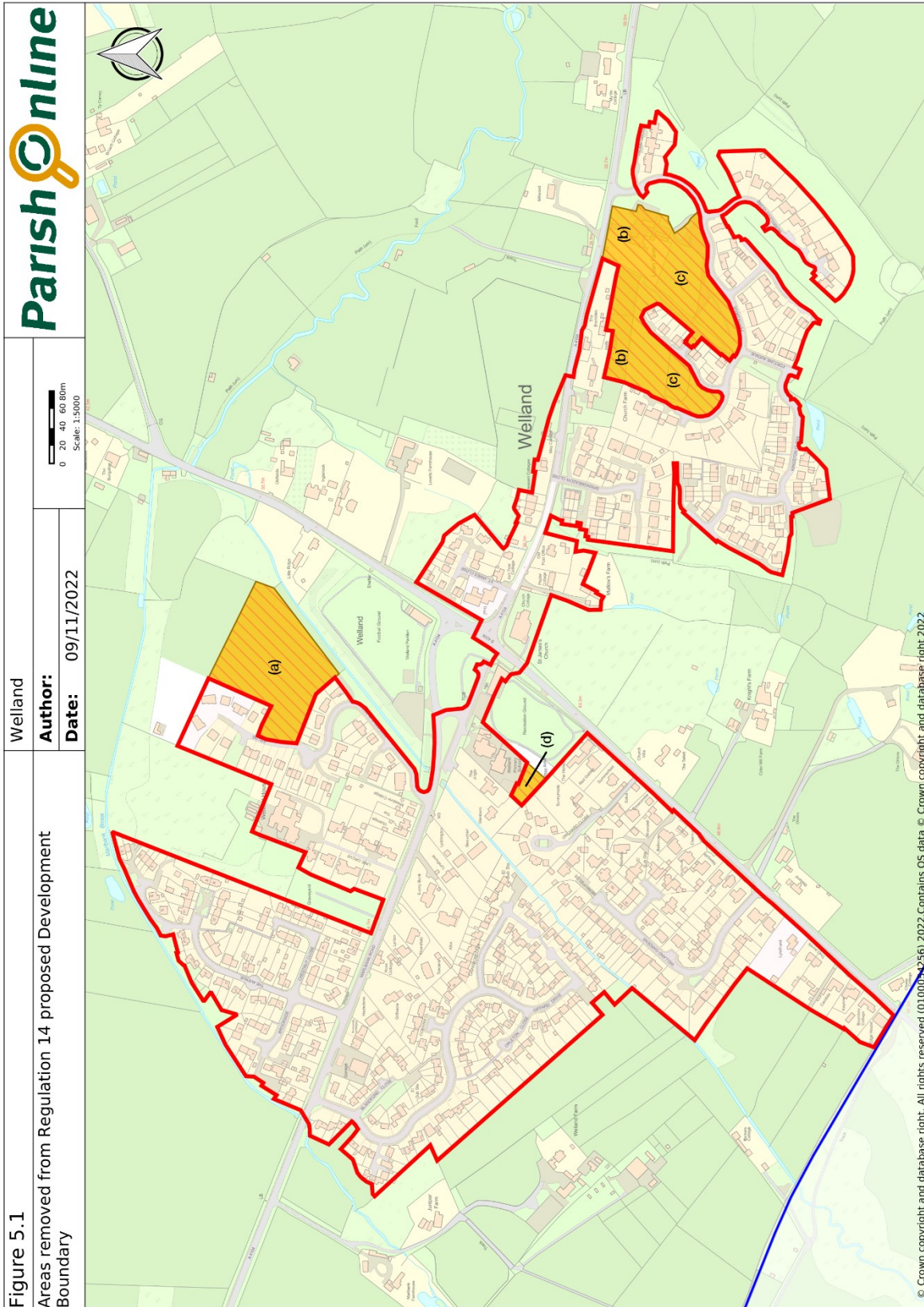


Figure 5.1: Areas removed from Regulation 14 proposed Development Boundary



Plate 1: Cornfield Close (taken from Spitalfields)



Plate 2: Rear of properties on Cornfield Close showing boundary between properties and countryside



Plate 3: New housing adjacent the former Pheasant Inn



Plate 4: Spring Meadows Close frontage to Drake Street



Plate 5: Spring Meadows Close frontage to Drake Street



Plate 6: Pippin Drive frontage to Drake Street (part of Lawn Farm Phase 1 development)



Plate 7: Merrylegs Close, off Pippin Drive (part of Lawn Farm Phase 1 development)



Plate 8: Pippin Drive (part of Lawn Farm Phase 1 development)



Plate 9: Kingston Close (part of Lawn Farm Phase 2 development)



Plate 10: Kingston Close (part of Lawn Farm Phase 2 development)



Plate 11: Holly Cottage, Drake Street



Plate 12: The Brambles, Drake Street



Plate 13: Church Farm, Drake Street (view from east)



Plate 14: Church Farm, Drake Street (view from west)



Plate 15: The Old Post Office, Drake Street



Plate 16: Poplar Cottage, Drake Street



Plate 17: Mutlows Farm, Drake Street



Plate 18: Church Cottage, Drake Street



Plate 19: May Cottage, Drake Street



Plate 20: Pheasant Cottages, Drake Street



Plate 21: The former Pheasant Inn (foreground) and Ash Tree Cottage (background)



Plate 22: St James's Church (background) with Spitalfields pavilion in the foreground



Plate 23: Northern elevation of Parish Hall



Plate 24: Southern elevation of Parish Hall



Plate 25: Welland Primary School front elevation



Plate 26: Welland Primary School (view from the east)



Plate 27: Welland Park (view from north-east)



Plate 28: Welland Park (view from the north)



SWDPR Development Boundaries Review Assessment Form

Village/Settlement Welland	District Malvern Hills	Category 1	Existing DB? (Y/N) Y
Adopted Neighbourhood Plan? (Y/N) N	Assessed By RS / WG		Date 12 March 2019
<p>Notes and Changes:</p> <p><u>SWDP Allocations:</u></p> <p>SWDP59/13, SWDP59I and SWDP59zI not considered physically related to the settlement which is largely west of B4208.</p> <p><u>Planning Permissions:</u></p> <p>1 – 13/01388 Cornfield Close</p> <p><u>Tidying-Up / Removals:</u></p> <p>2 – Inclusion of Welland House</p> <p>No New Sites Identified</p>			

Appendix B: Comments on Development Boundary at Regulation 14 consultation

Consultee Bodies

CB1: Malvern Hills District Council

Comment: 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.

Response: Noted. A Development Boundary Review Statement has now been produced which will apply the above principles to explain the rationale for the new boundary.

Comment: 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.

Response: Noted and agreed. The proposed allocation has been removed from the amended boundary.

Action: Policy and RJ reviewed and amended. Note Policy renamed to Policy DB1. A development boundary review statement produced.

CB12: DB Land & Planning

Comment: 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.

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.

Response: In light of comments made by another consultee the proposed development boundary will be amended to remove the proposed allocation. If the allocation is accepted at examination, it will be added when the development boundary is reviewed as part of a future plan-making process. 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.

Comment: 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). 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.

Response: 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.

Action: Proposed allocation removed from within the development boundary. Development Boundary Review Statement produced.

CB16: Lawn Farm Landowner

Comment: We disagree to new land in the AONB being included in the WDB.

Why has the land from The Pheasant Inn to May cottage been included?

Why has the play area at the end of Giffard Drive been excluded?

Response: A Development Boundary Review Statement has now been produced which explains the rationale for the new boundary.

Action: Policy WDB1 (renamed as Policy DB1) and proposed Development Boundary amended and Development Boundary Review Statement produced.

Local residents

Comment: Proposed settlement boundary doesn't promote growth or allow for self-build opportunities.

Response: 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 requirement.

Action: Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.

Comment: On the Development Boundary itself:

Para 5.2.15 references the following NDP objectives:

- To protect and enhance the village's open green spaces.
- To position development within easy walking distance of village facilities.
- To ensure that the scale of development is appropriate to the sustainable growth of the village whilst seeking to maintain its rural character

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 developments to be proposed on merit where these explicitly meet and support the NDP objectives in 5.2.15.

Response: We note your comments on Policy WDB1 (now renamed as Policy DB1) and development criteria.

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.

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 "apart from the houses north of the Pheasant, intensive development and subsequent urbanisation have not occurred." 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.

Action: Development Boundary Review report produced. Policy WDB1 was renamed as Policy DB1 and updated.

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.

Comment: 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.

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.

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 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).

Response: 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.

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.

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 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.

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.

Action: 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.

Comment: 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.

Response: 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.

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.

Action: Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.

Comment: 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 Cornfield Close III and the proposed boundary changes, to further creep and infill. These do, by their nature also encroach in the AONB and its setting.

Response: 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. 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 Cornfield Close. Please see the Development Boundary Review document for the methodology used and the rationale for the final boundary proposal.

Action: Development Boundary Review report produced. Policy WDB1 renamed as Policy DB1 and updated.