



CONSULTATION STATEMENT

DRAFT WELLAND NEIGHBOURHOOD PLAN 2021- 2041

Little Malvern and Welland Parish Council



MAY 2023

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1 Introduction

1.1 This Statement provides the evidence to demonstrate that the Welland Neighbourhood Development Plan (the Plan) has been produced with the engagement and participation of the local community and other stakeholders with an interest in the area.

1.2 The Statement has been prepared to fulfil the legal obligations of 'The Neighbourhood Planning (General) Regulations 2012' (as amended). Section 15 (2) of Part 5 'Neighbourhood Development Plans' of the Regulations sets out that Consultation Statements should:

- (a) Contain details of the persons and bodies that were consulted about the proposed neighbourhood development plan;
- (b) Explain how they were consulted;
- (c) Summarise the main issues and concerns raised by the persons consulted; and
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 Section 14 'Pre-submission consultation and publicity' of the Regulations sets out the minimum requirement for consultation of the draft (or pre-submission) version of a neighbourhood plan. These are:

- (a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
 - (i) Details of the proposals for a neighbourhood development plan;
 - (ii) Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) Details of how to make representations; and
 - (iv) The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.
- (b) Consult any consultation body referred to in Paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- (c) Send a copy of the proposals for a neighbourhood development plan to the Local Planning Authority.

1.4 A greater level of consultation, engagement and participation by the community has taken place than required by the legislation. This is evidenced within the following sections of this Statement.

1.5 The aims of the consultation and engagement process were:

- To develop the Plan using volunteers from the community as well as Parish Councillors.
- To carry out initial consultation so that the development of the Plan was informed by the views of local people and others from the start of the neighbourhood planning process.
- Engage with as wide a range of people as possible, using a variety of events and consultation techniques.
- Ensure that consultation events were well published and located in accessible locations.
- Ensure that the results of consultation events were fed back to local people as soon as possible after the consultation event.

2 Welland Neighbourhood Plan Working Group

2.1 Little Malvern and Welland Parish Council (LM&WPC) set up a Neighbourhood Plan Working Group (NPWG) in June 2013 consisting of Parish Councillors and residents. It is a working party with no decision making powers. It is tasked with overseeing the neighbourhood plan process and producing the WNDP on behalf of the community and the Parish Council. The Group have regular meetings which are open to members of the public to attend. Its first meeting was on 10 July 2013.

2.2 In October 2013, the Parish Council launched the Neighbourhood Plan initiative holding a series of Open Days. The drop-in session and the feedback from questionnaires started the process of finding out what was important to the community and discussing the value of developing a Welland Neighbourhood Plan.

2.3 LM&WPC resolved on 16 December 2013 (minute ref. 147/13) to progress with producing a neighbourhood plan. On 24 January 2014 LM&WPC applied for designation of the area defined by the boundaries of Welland Parish as a Neighbourhood Area (NA) [see Figure 2.1]. Following a six-week public consultation, MHDC designated the parish of Welland as a Neighbourhood Area on 12 May 2014. The Plan therefore only covers the area defined by the boundaries of Welland Parish (and not Little Malvern Parish).

2.4 A series of community consultation activities were held through the Spring-Summer of 2014 under the “Have Your Say” banner to gather input and test proposed policies on everything from housing needs and design through to protecting Welland’s important local green spaces.

2.5 The priorities highlighted through the 2014 consultations shaped the development of the next stage of the plan in readiness for the formal consultation that would take place in the winter of 2015/2016.

- Emphasis on Welland’s rural heritage and the special nature of its relationship to the open countryside and the AONB
- Protecting its special local green spaces
- Access to a diverse network of open spaces and footpath for recreational use
- High quality homes that meet local needs and with the necessary supporting infrastructure
- Homes that are designed and built to be energy efficient and to high environmental standards.
- Facilities and amenities that act as a hub for village life.
- Enabling small businesses to thrive and offer local employment opportunities.

2.6 The LM&WPC and the NPWG drew on these priorities to shape the development of the Vision for Welland as a basis for further consultation (see Vision Evolution at Appendix 2.1).

2.7 The importance of Welland’s countryside position and its relationship with the Malvern Hills AONB led to the working group commissioning a Landscape Review and Capacity Assessment in 2015 to inform development of the Plan proposed policies.

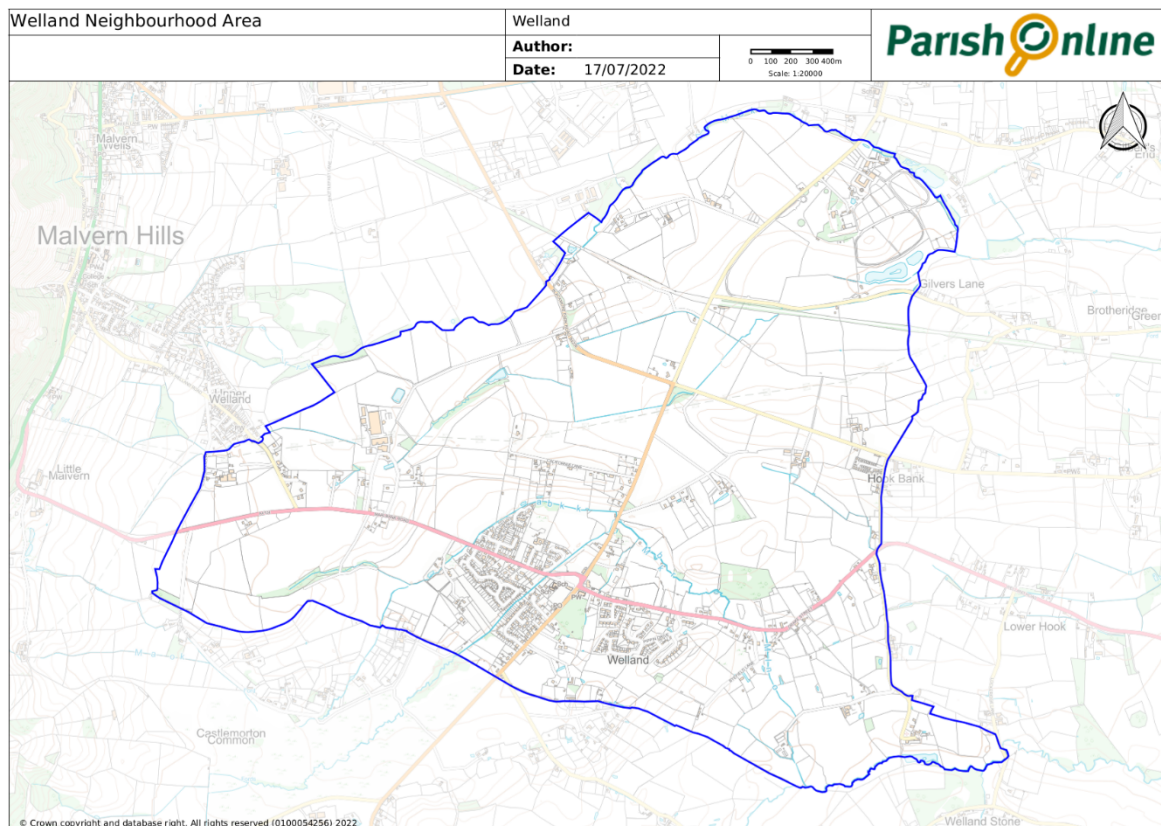
2.8 Between 15 December 2015 and 31 January 2016 LM&WPC consulted on a Regulation 14 version of a draft Plan. The feedback was analysed in February 2016 and a revised draft of the Plan produced. This was submitted for a Plan Health Check in July 2016. Section 3 of this Statement provides further information on the consultation and engagement undertaken between 2013 and 2016.

2.9 During this initial period of developing the Plan and through to 2018 there had been significant development pressure within the Neighbourhood Area. Just under 200 new homes were granted planning permission from April 2006 to March 2019 with 169 houses being completed between April 2011 and March 2019. At this time the NPWG and LM&WPC concentrated their efforts on dealing with the consultations to these proposals and the community's concerns regarding them. As a result, progress on the Plan slowed down with little consultation or engagement taking place following the 2015-16 Regulation 14 consultation and early 2020.

2.10 During 2018, the NPWG re-initiated work on the Plan. In March 2020, the NPWG undertook an informal consultation on key aspects of the Plan including a slightly amended Vision statement (see Appendix 2.1 Vision Evolution), proposed Local Green Spaces and on the submitted housing sites as part of the South Worcestershire Development Plan Review (SWDPR) 'call for sites' exercise in July and August 2018. Responses to this consultation were assessed in March and April 2020 and amendments, where relevant, were made to the Plan. Section 4 of this Statement provides further information on the informal consultation.

2.11 LM&WPC consulted on the Regulation 14 Plan for the statutory six week period between 24 September and 7 November 2021. The responses have been reviewed and assessed in terms of any implications for amendments to the Plan. Additional and updated evidence base reports have been produced to support the policies and proposals within the Plan for formal submission to MHDC for further consultation (Regulation 16 consultation) and Examination. Section 5 provides further information on the Regulation 14 consultation.

Figure 2.1: Welland Neighbourhood Area



3. Consultation and Engagement - 2013-2016

3.1 This section of the Statement provides details of the key consultation and engagement exercises undertaken during this period; the Welland Neighbourhood Plan Survey and Housing Needs Assessment in July/August 2014, and the Regulation 14 Consultation between December 2015 and January 2016. Appendix 3.1 provides further details of the consultation activities carried out during this period.

3.2 It is important to note that this earlier engagement was being undertaken against a backdrop of significant development pressure within the Neighbourhood Area with a number planning applications for relatively large scale new housing proposals having been submitted and allowed on appeal due, in the main, to a lack of a five year housing land supply within the district.

Welland Neighbourhood Plan Survey and Housing Needs Assessment

3.3 In July 2014, the 'Have Your Say' Survey (see Appendix 3.2) was sent to every known household (491 households) in the Welland Neighbourhood Area. Households were asked to complete and return the Survey by 22 August 2014. A total of 121 responses were received, a response rate of 24.6%. Appendix 3.3 provides an analysis of the Survey responses. These responses fed into the drafting of the Plan which was subject to Regulation 14 Consultation.

Welland Neighbourhood Plan Regulation 14 Consultation

3.3 Between 15 December 2015 and 31 January 2016, LM&WPC undertook the six week statutory consultation on a draft Plan. Publicity in relation to the consultation is shown at Appendix 3.4.

3.4 The responses received to this consultation fed into the redrafting of the Plan which was subject of a Plan Health Check by the Neighbourhood Plans Independent Examiners Referral Service (NPIERS) in July 2016.

3.5 Following the NPIERS Health Check and the continued development pressure through planning applications and appeals the NPWG reduced their work on progressing the Plan and did not undertake any targeted consultation until early 2020 (see section 4).

Parish Newsletters

3.6 Despite the slowdown in progressing with the Plan, LM&WPC and the NPWG have continued to keep residents informed of the Plan through the Parish Newsletter.

4. Consultation and Engagement – May 2018 to April 2021

4.1 Following LM&WPC resolution to restart work on the Plan in 2018 there were a number of consultation events that took place including:

- May 2018: Annual Meeting Parish Consultation – engaging the community in the ‘Restart’.
- May 2019: Annual Meeting Parish Consultation – Status Report and review of approach to future development the village – format presentation, discussion, feedback and Q&A.

4.2 In March 2020, LM&WPC and the NPWG sent to every known household within the Welland Neighbourhood Area a ‘March Neighbourhood Plan Newsletter – Your Village Your Say’ Survey (see Appendix 4.1) which sought residents views on an updated Vision Statement; proposed Local Green Spaces and the sites submitted for housing in the SWDPR ‘Call for Sites’ exercise in July-August 2018. Priorities closely aligned with those expressed in 2016; however, there was increased emphasis on the importance of:

- Concern that Welland keeps its a ‘Village’ feel and retains what makes its special
- Green spaces and open spaces both in protecting the habitat and providing recreational space for community wellbeing.
- Speed and rate of development – cumulative impact
- The ability for amenities and infrastructure to keep pace.
- Environmental and sustainability aspects
- The clarity of the Vision Statement needs to be improved.

4.4 Residents were asked to complete a questionnaire (see Appendix 4.2) in relation to the Survey. Appendix 4.3 provides details of the analysis of the responses.

4.5 In July 2020 LM&WPC 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 Plan and to invite feedback and comments.

(See Appendix 4.4).

4.6 In summary the responses to the March and July 2020 consultations led to the following:

- further refinement of the Vision for Welland (see Appendix 2.1 Vision Evolution)
- a review of the proposed Local Green Spaces. The response told us how important the 12 sites are considered. However, two landowners expressed concern/objection in the case of specific proposed sites at land adjacent to Lawn Farm and land at Giffard

Drive and Blandford Close. LM&WPC & NPWG weighed these responses which led to the introduction of the proposed Neighbourhood Open Spaces designation.

- a need to undertake a site assessment for each of the sites 'Call for Sites' to provide a robust and objective evaluation for a potential housing allocation within the draft Plan.

4.7 In April 2021, the LM&WPC and NPWG delivered the 'Welland Neighbourhood Plan - A Plan for Our Village' to every household (see Appendix 4.5). This provided an overview on the considerations and the development of the plan in the areas consulted on in March/July 2020 and outlined the next step (i.e., the formal 6-week Regulation 14 consultation on the draft Plan).

4.8 A number of other neighbourhood plan-related activities also took place during this time period including:

- Landscape Sensitivity and Capacity Assessment update – January 2020
- Work by the NPWG on:
 - Local Green Space sites
 - Neighbourhood Open Space sites
 - Housing 'Call for Sites' Assessments
- Engaging with the SWDPR Issues and Options process
- Stakeholder policy consultations
- Working with Locality and AECOM on the production of:
 - Welland Design Guide and Codes
 - Welland Housing Needs Assessment
- Parish Council newsletters with neighbourhood plan updates (see Appendix 4.6)
- Parish Council Meetings - Plan monthly updates

4.9 Appendix 4.7 provides a summary of the consultation activities carried out during this period.

5. Regulation 14 Consultation 2021

5.1 LM&WPC undertook the statutory six week consultation of the draft Plan between 24 September and 7 November 2021. Appendix 5.1 provides a list of consultation bodies that were consulted including local stakeholders.

5.2 A summary leaflet (see Appendix 5.2) was sent to every household in the parish to help publicise the consultation, explain how to provide feedback, dates for drop-in events and contact details if anyone required assistance in submitting their response. ‘Have your Say’ banners were installed in prominent locations and an email went to everyone on the parish council’s electronic database as the end of the consultation period approached.

5.3 The draft Plan and the supporting material were made available on the LM&WPC website with a contact point should a resident require assistance (see Appendix 5.3).

5.4 Members of the NPWG hosted several drop-in sessions at the Village Hall, through the 6-week period. Residents were able to view the draft Plan, speak with members of working group and get any help they needed to enable them to access information or send in their feedback (see Appendix 5.4).

5.5 Residents had the option to use an on-line response form, accessed from the LM&WPC website, or by hard copy/email. External stakeholders were requested to provide their comments via the on-line form, email, or letter to the Parish Clerk. Appendix 5.5 includes a copy of the Response Form.

5.4 98 residents/community members responded to the consultation providing over 200 comments. Tables 5.1 to 5.3 and Figure 5.1 set out a summary of the residents/community response on the proposed vision, objectives and individual policies including the Local Green Space designations and housing site allocations, and whether they had comments on the community projects and any other comments on the Plan.

Table 5.1: Residents response to vision and objectives	Number Responses		
	Yes	No	Total
Do you broadly agree with the Vision for Welland?	80	7	87
Do you broadly agree with the Objectives for Welland?	81	4	85

Table 5.2: Residents response to proposed policies	Number of Responses		
	Agree	Disagree	Total
WSD1: Promoting and Achieving Sustainable Development	67	2	69
WSD2: Renewable and Low-Carbon Microgeneration	69	0	69
WSD3: Energy Efficient Buildings	65	2	67
WDB1: Welland Development Boundary	66	7	73
WDB2: Development beyond the Development Boundary	54	13	67
WG1: Local Green Space	70	1	71
WG2: Neighbourhood Open Space	68	3	71
WG3: Marlbank Brook Open Space	65	3	69
WB1: Local Biodiversity	67	3	70
WLC1: Landscape Character and Visual Impact	68	2	70
WC1: Protection of existing Built Community Facilities	71	0	71
WC2: Provision of new or improved Built Community Facilities	69	2	71
WHE1: Non-Designated Heritage Assets	65	3	68
WI1: Development and Infrastructure	65	3	68
WI2: High Quality Communications Infrastructure	68	0	68
WI3: Electric Vehicle Charging Points	64	4	68
WI4: Surface and Foul Water Drainage and Management	67	1	68
WI5: Active Travel Corridor	65	2	67
WI6: Development and the Community Infrastructure Levy	64	4	68
WD1: Design	64	6	70
WD2: Movement and Access	68	2	70
WH1: Housing Type and Size	66	4	70
WH2: Affordable Housing Provision	59	10	69
WH3: Homes Standards	66	2	68
WH4A: Land North of Cornfield Close	64	6	70
WH4B: Land adjacent to Church Farm Drake Street	54	15	69
WLE1: New micro and small business development	64	4	68
WLE2: Homeworking	66	2	68

Figure 5.1: Graph showing proportion agreeing or disagreeing with the proposed policy

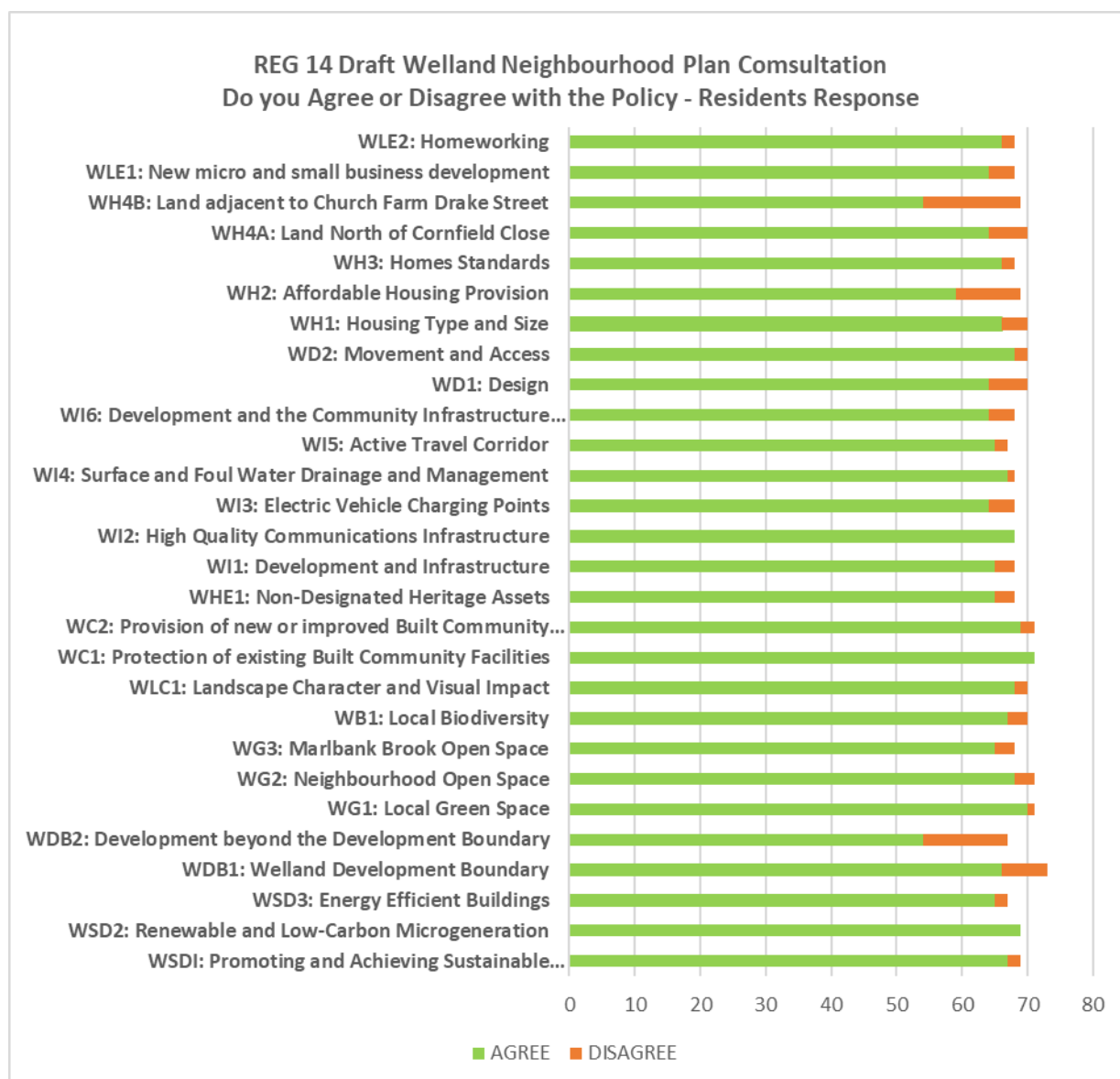


Table 5.3: open questions for comments	Number Responses
Do you have any comments on the proposed Community Development Projects?	16
If you have any additional comments on the Plan, please include them here	13

5.5 Appendix 5.6 provides schedules detailing every individual comment made in relation to the proposed vision, objectives, policies, community projects and whether they had any other comments on the Plan. The schedules also include LM&WPC and the NPWG’s response to these comments and any resultant action that has been taken in terms of amending the Plan.

5.6 Consultee Bodies had the option to send in their Regulation 14 responses to the LM&WPC by email, letter or by completing an online Response Form (via the Parish Council website). The list of Consultee Bodies invited to engage in the Regulation 14 consultation, in line with the Neighbourhood Planning (General) Regulations 2012 (as amended), is provided at Appendix 5.1. Responses were received from 16 of these Consultee Bodies as listed below:

- Canals and Rivers Trust
- Coal Authority
- Court Property
- CPRE Worcestershire
- DB Land and Planning
- Herefordshire & Worcestershire CCG
- Kier Development
- Landowner – Church Farm
- Landowner – Lawn Farm
- Little Malvern Estate: Fisher German on behalf of the Berington Trust
- Malvern Hills AONB
- Malvern Hills District Council
- National Grid
- National Highways
- Natural England
- Severn Trent

5.7 Table 5.4 provides an overview of the scope of each Consultee Bodies' response. Appendix 5.7 provides schedules detailing each individual comment made by the Consultee Body in relation to the proposed vision, objectives, policies, community projects and whether they had any other comments on the Plan. The schedules also include LM&WPC and the NPWG's response to these comments and any resultant action that has been taken in terms of amending the Plan.

Non-planning comments

5.8 Comments from local residents were received during the Regulation 14 consultation which were not considered relevant to land use planning and inclusion within the Plan. However, they were nevertheless brought to the attention of the Parish Council. Appendix 5.8 provides a schedule of these comments.

Plan Health Check

5.9 At the same time as the Regulation 14 Consultation was taking place the draft Plan was submitted for a Plan Health Check utilising the Locality Technical Support package. The feedback and comments from the Examiner have also helped to inform the draft Plan for submission.

Table 5.4: Overview of Regulation 14 Consultee Bodies Responses

Consultee Body	Response Schedule ID	Overview (key areas commented on) <i>Refer to Response Schedule for full response details/NPG Response/Action taken)</i>
Canals and Rivers Trust	CB8	Considered and no specific comments
Coal Authority	CB4	Considered and no specific comments
Court Property	CB13	WH1; WH4A
CPRE Worcestershire		General comments and WG1; WH4A and B
DB Land and Planning	CB12	McLoughlin Planning instructed on behalf of D B Land General Comments and WSD1/3; WDB1/2; WG3; WB1; WHE1; WI3; WH1; WH4A; WLE2
Herefordshire & Worcestershire CCG	CB7	WC2; WI1, W12
Kler Development	CB11	Cerde Planning instructed by Kler Developments: Basic Conditions, Housing Land/Site Allocations
Landowner – Church Farm	CB15	General comments on WI5 and WDB3; and objects to allocation at WH4B
Landowner – Lawn Farm	CB16	Objectives and individual policies across the draft Plan
Little Malvern Estate (Berington Trust)	CB14	Fisher German instructed on behalf of Berington Trust General comments and Plan Objectives; WG3; WH4A
Malvern Hills AONB	CB10	General comments and WSD1/2/3; WDB2, WLC1/2; WC1/2; WI6; WD1/2/3; WH2; WH4A; WLE1
Malvern Hills District Council	CB1	General comments and individual policies across the draft Plan
National Grid	CB5	Considered and no specific comments
National Highways	CB2	Considers contents of the Plan are for local determination
Natural England	CB3	Considered and no specific comments
Severn Trent	CB6	WSD3, WG1, WI4

6. Consultation and Engagement following the Regulation 14 Consultation

6.1 Following the analysis of the Regulation 14 consultation the NPWG undertook and commissioned updates to and the production of additional evidence base reports. In addition, LM&WPC and the NPWG continued to consult and engage with the local community and stakeholders which is summarised below.

Resident Communications

6.2 The local community were kept informed of progress with the Plan through the following:

- summary of the Regulation 14 consultation feedback in the February 2022 Newsletter sent to every household;
- summary of the current position on the Plan in the August 2022 Newsletter sent to every household; and
- summary of the current position on the Plan in the December 2022 Newsletter sent to every household.

6.3 The relevant extracts from the above Newsletters are included at Appendix 6.1.

Landowner Communications

6.4 In relation to reviewing and updating the Housing Site Assessment and Selection Report the NPWG contacted the landowners and/or promoters of the assessed sites including:

- Landowner communications with all assessed site owners/promoters as part of the site reassessment in March 2022 to obtain updated information.
- Correspondence and communication with owners/promoters of the Lovells and Land north of Cornfield Close and Church Farm House as part of the site reassessment between March and November 2022.
- Correspondence and communication with owners/promoters of the Lovells and land north of Cornfield Close as part of the final housing delivery source policy reassessment between December 2022 and January 2023.

6.5 A copy of the March 2022 correspondence requesting updated information is included at Appendix 6.2. Further detail regarding the communications with relevant landowners can be found in the Housing Site Assessment and Selection Report (November 2022) at Appendix 20 and in the Housing Site Assessment and Selection Update Report (February 2023).

Malvern Hills District Council (MHDC) Communications

6.6 There has been regular communication with the nominated neighbourhood planning officer at MHDC during the period since the Regulation 14 consultation to the submission of the Plan including:

- Request for the completion of the joint HRA/SEA Screening Opinion requested on 1 September 2020 and completed in July 2022.
- Request to contact landowners/promoters of the SWDP Review 'Call for Sites' requesting confirmation of availability of the site and any updated information.
- Discussions and correspondence relating to the increase in the Indicative Housing Requirement in the Regulation 19 version of the SWDPR.
- Request for information and data on housing windfall completions within the WNA from the SWDP base date of 2006 to 2022.
- Request to provide informal comments on updated drafts of the Plan in November 2022 and March 2023.

Parish Council Communications

6.7 The Neighbourhood Plan is a standing item on the agenda for the monthly LM&WPC meetings. The Chair of the NPWG has provided a briefing at each of the PC meetings throughout 2022 and 2023. Members of the public are entitled to attend these meetings and the minutes of the meetings are on the public record.

7 Amendments to the Neighbourhood Plan

7.1 A number of changes have been made to the WNP arising from the comments and responses to the various consultations (both statutory and non-statutory) on the Draft Plan. In addition, changes have been made to reflect the evidence within the Regulation 19 SWDP Review and informal comments received from MHDC in November 2022 and March 2023.

7.2 Some of these changes relate to the format and presentation of the document. Others relate to more substantive issues including the number and wording of policies. However, in essence the Plan has the same vision and objectives and retains the overall policy context and requirements as it did at the Regulation 14 consultation stage. The Regulation 14 Plan had 28 policies which have been reduced to 23 in the Submission version. The 'W' prefix to all policy numbers has been removed. The paragraphs below provide a summary of the changes between the Draft WNP and the Submission WNP.

Section 1: Introduction

7.3 The following provides a summary of the key changes to this section:

- The introductory paragraph has been updated to refer to the Regulation 14 consultation and the fact that this is the submission version of the Plan.
- Paragraph 1.3 amended to only refer to those basic conditions relevant to a neighbourhood plan rather than also a neighbourhood development order.
- Paragraph 1.5 footnote 2 to the first bullet point has been updated to reflect the Regulation 19 SWDPR consultation and the third bullet point has been updated to refer to the adoption of the Minerals Local Plan.
- Paragraph 1.14 updated to include the Regulation 14 consultation.
- Paragraph 1.17 updated to include the date the HRA/SEA Screening Opinion was completed a copy of which is an appendix in the Basic Conditions Statement.
- Paragraph 1.18 refers to the Basic Conditions Statement including a section on how the Plan achieves sustainable development rather than there being a separate sustainability statement.
- Paragraphs 1.19 to 1.21 refer to the fact that the policies in the Plan have had regard to evidence in the emerging SWDP Review.
- Paragraph 1.22 updated to reflect the update to and new evidence base reports which support the Plan.
- Paragraph 1.23 updating the 'next steps' for each of the next stages of the Plan's progress to being 'made'.

Section 2: The Planning Policy Context

7.4 The paragraphs relating to the national planning policy have been updated to reflect the Indicative Housing Requirement (IHR) references at NPPF paragraphs 66 and 67 and that an updated figure for Welland has been provided in the SWDP Review. Added to this section is reference to how the Plan seeks to meet this IHR in the context of the WNA location within and adjacent to the Malvern Hills AONB.

7.5 The paragraphs relating to the adopted local planning policy have been updated to reflect the emerging SWDP Review in that emerging neighbourhood plans should take account of emerging local plans and in particular the evidence base and reasoning informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Section 3: The Welland Neighbourhood Area

7.6 This has been added to the WNP document to provide some context for the rest of the Plan. It is based on the contents within the Welland Neighbourhood Area: Baseline Report (September 2019) which was one of the documents available to review during the Regulation 14 consultation.

Section 4: Vision and Objectives

7.7 Previously separate sections 'Vision' (section 3) and 'Objectives' (section 4) have now been combined. The 4 themes have been rephrased to clarify their contribution to the three key principles of sustainable planning in the NPPF. Each of the 21 objectives, which remain the same, have been given a reference number. Policy references relating to the realisation of each objective have been updated to reflect changes to the policies. In addition, non-policy actions have also been added where they also assist in the realisation of a Plan objective.

7.8 A Key Diagram for Welland Village has been added. This provides a spatial representation of the proposed designations – development boundary, local green space, neighbourhood open space, built community facilities and the local shop/post office, and the residential and associated green infrastructure allocation – alongside the existing Malvern Hills AONB designation. There is also reference to a Key Diagram for the whole of the WNA which includes the above and the proposed active travel corridor and existing SSSI.

Section 5: Policies

7.9 Table 7.1 in this document provides a summary of the changes to each of the draft Plan policies.

Section 6: Non-Policy Actions

7.10 Previously section 7 this has been moved forward of the section on plan delivery and implementation. This section has been updated to include the wording of previous policy WI6 relating to relevant development contributing to CIL and S106 which was not considered to be appropriate as a land use planning policy.

7.11 This section also includes reference to an updated community projects list agreed by the Parish Council in March 2023. This list has been updated to reflect comments made to the Regulation 14 consultation as well as other potential projects that have come forward from elsewhere in conversations amongst the local community.

Section 7: Plan Delivery and Implementation

7.12 Previously section 6 this now follows the non-policy actions section. This section sees limited changes which reflect the changes to the policies. Added to this section is the expectation that the Parish Council will establish an implementation framework based on the Locality toolkit '*After the Neighbourhood Plan is Made: Implementation, Monitoring and Review*'.

Section 8: Plan Monitoring and Review

7.13 This section refers to the SWDP Review and provides a commitment for a review of the Plan in relation to the SWDPR once adopted. It also makes reference for a possible review of the Plan if the IHR were to change and also the need to update the evidence base which supports the Plan.

Initialisms and Glossary

7.14 Both sections updated to reflect changes to the document.

Appendices to the Welland Neighbourhood Plan (separate document)

7.15 The following amendments have been made to the Appendices document to the Neighbourhood Plan:

- Appendix 1.2, the HRA/SEA Screening Opinion, has been removed and added as an appendix to the Basic Conditions Statement.
- Appendix 4.1 has been added which provides a Key Diagram for the WNA. This provides a spatial representation of the proposed designations – development boundary, local green space, neighbourhood open space, built community facilities and the local shop, active travel corridor and the residential and associated green infrastructure allocation – alongside the existing Malvern Hills AONB designation and existing SSSI.
- Appendix 5.1, the Welland Design Guide and Code, has been updated to reflect the removal of the land adjacent to Church Farm allocation and the changes to the proposed land north of Cornfield Close allocation. These changes primarily relate to the Design Code section of this document. There have been minor updates and changes to the Guide.
- Appendix 5.2 which showed the existing Welland Development Boundary and the proposed extended boundary has been removed. This is now in a separate document Development Boundary Review (November 2022) which provides the evidence to support the proposed new Welland Development Boundary in the Plan.
- Appendix 5.3 and 5.4 (previously 5.4 and 5.5) have been updated to reflect the reduction in the number of proposed Neighbourhood Open Spaces from 7 to 4.
- Appendix 5.5 (previously 5.6) has been updated to reflect the reduction in the number of identified built community facilities from 8 to 5. It also reflects the fact that the post office is a local shop as well as being an important community resource.

- Appendix 5.7, land north of Cornfield Close Concept Plan, has been updated to reflect the changes to the proposed allocation. The Concept Plan is also included within the Welland Design Guide and Code.
- Appendix 6.1 (previously 7.1), community projects, has been updated as agreed by the Parish Council at its meeting on 20 March 2023.

Table 7.1: Summary of changes to the Plan

Reg14 Policy	Reg15 Policy	Change	Reason
<p>WSD1: Promoting and Achieving Sustainable Development</p> <p>Proposals which clearly demonstrate they promote and achieve sustainable development in accordance with the policies set out in the WNDP will be supported.</p>	<p>SD1: Promoting and Achieving Sustainable Development</p> <p>Proposals which clearly demonstrate they promote and achieve sustainable development in accordance with the policies set out in the Welland Neighbourhood Development Plan will be supported.</p>	<p>No major change. Acronym WNDP amended to Welland Neighbourhood Development Plan.</p>	<p>For clarity.</p>
<p>WSD2: Renewable and Low-Carbon Microgeneration and Small-Scale Energy Schemes</p> <p>A. Proposals requiring planning permission for renewable and low-carbon microgeneration schemes relating to new development or to existing residential or non-residential buildings will be supported providing they meet the following criteria:</p> <ol style="list-style-type: none"> 1. They contribute towards the requirement for on-site renewable or low-carbon source energy requirements for new dwellings or non-residential development over 100sqm (gross) as per the relevant local plan policy; 2. They do not, individually or cumulatively, have an adversely harmful effect on the distinctive attributes and special qualities of the AONB and it's 	<p>SD2: Renewable and Low-Carbon Microgeneration Development</p> <p>Proposals requiring planning permission for renewable and low-carbon microgeneration development will be supported providing they do not, individually or cumulatively, cause unacceptable harm to:</p> <ol style="list-style-type: none"> 1. landscape character and visual amenity having regard to the Malvern Hills AONB Management Plan and associated guidance; 2. nearby heritage assets and their settings; 3. residential amenity; and 4. important habitat and biodiversity assets. <p>New residential and non-residential development which incorporate 100% of</p>	<p>Title amended to include Microgeneration Development as there is a clear definition for microgeneration.</p> <p>Part A amended with previous 4 criteria deleted and replaced with considerations considered relevant for proposals to be assessed against.</p> <p>Part B of the policy deleted.</p> <p>Policy encourages development to incorporate all of its energy requirements from on-site low carbon</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>setting as set out in the most up-to-date AONB Management Plan;</p> <p>3. They do not have a significant adverse impact on the external appearance of the building; and</p> <p>4. They do not, individually or cumulatively, have a significant adverse impact on the amenity of neighbouring residents and occupiers.</p> <p>B. Small scale renewable and low-carbon energy schemes (less than 5MW) will be supported where these support the management of the core elements of the AONB landscape and it can be demonstrated that they do not, individually or cumulatively, have an adverse impact on the special qualities and natural beauty of the AONB and its setting, and the amenity of neighbouring residents and occupiers.</p>	<p>its energy requirements from on-site low-carbon and renewable energy provision will be encouraged and considered favourably having regard to the provisions of other relevant policies in the statutory development plan.</p>	<p>and renewable energy sources. This was previously included within policy WSD3.</p>	
<p>WSD3: Energy Efficient Buildings</p> <p>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:</p> <ul style="list-style-type: none"> • Siting and orientation to optimise passive solar gain; • The use of high quality, thermally efficient building materials; and 	<p>SD3: Energy Efficiency Improvements to Existing Buildings</p> <p>The retrofitting of energy efficiency measures in existing developments will be encouraged and considered favourably, subject to consideration of potential harmful impacts on landscape character and visual amenity, biodiversity assets, the historic environment and the amenity of the local area.</p>	<p>Policy title amended to reflect the objectives of the policy in that it relates to existing buildings rather than new development.</p> <p>Parts A, C, E deleted.</p> <p>Part B moved to policy SD2 as considered more appropriate as addressing energy</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<ul style="list-style-type: none"> • Installation of energy efficiency measures. <p>B. Subject to viability and technical considerations all new residential development should incorporate 100% on-site energy generation from renewable or low carbon sources.</p> <p>C. Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.</p> <p>D. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.</p> <p>E. Alterations and extensions to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.</p>		<p>generation rather than energy efficiency.</p> <p>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>WDB1: Welland Development Boundary</p> <p>Development proposals including new development and the conversion, re-use or extension of an existing building, will be supported within the Welland</p>	<p>DB1: Development within the Welland Development Boundary</p> <p>Development proposals including new development and the conversion, re-use or extension of an existing building along with any associated infrastructure, will be</p>	<p>'Development within the' added to policy title.</p> <p>Added 'any associated infrastructure' to be considered alongside the proposed development.</p>	<p>For clarity. To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to</p>

<p>Development Boundary, as shown at Figure 5.1, provided it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Where located within the AONB they conserve and enhance the special qualities of its landscape and, where located within the setting of the AONB, they take into account of views into and out of the AONB and the complementary nature of the landscape character and type within the AONB and the land within its setting; 2. They reflect and respond to the key characteristics of the built and natural environment as outlined in the Welland Design Guidance and Codes (see Appendix 5.1); 3. They are of a scale, size and use that is appropriate to its surroundings and adjacent uses; 4. They provide safe and suitable access to the site for all users; 5. They do not harm land that is of high environmental value including land that has important biodiversity, visual amenity and heritage value; and 6. Do not create unacceptable adverse harm to the amenity of adjacent residents and occupiers. 	<p>supported within the Welland Development Boundary, as shown at Figure 5.1, provided they meet the following criteria:</p> <ol style="list-style-type: none"> 1. They have regard to the guidance within the Welland Design Guide and Code (see Appendix 5.1); and, where relevant to the specific development and location of the site, to the Malvern Hills AONB Management Plan and associated guidance documents. 2. Where developments are located within the AONB, they conserve and enhance the special qualities of the AONB's landscape and where they are considered to be within the setting of the AONB, they take into account views into and out of the AONB and the complementary nature of the landscape character and type within the AONB and its relationship to its setting. 3. They provide safe and suitable access to the site for all users; 4. They do not create unacceptable harm to the amenity of adjacent residents and occupiers; 5. They do not cause unacceptable harm to land or features that have important biodiversity, landscape character, visual amenity and heritage value; and 	<p>Amendments made to criteria as follows:</p> <ul style="list-style-type: none"> • Order of criteria 1 and 2 switched. • Criterion 1 includes reference to the AONB Management Plan and associated guidance where relevant. • Criterion 3 deleted as considered accounted for within Design Guide and Code. • One new criteria added referring to the need to accord to other relevant national, local and neighbourhood plan policies. <p>Added reference to policy LE1 with additional considerations for small scale business development within the Development Boundary.</p> <p>Added reference to land outwith the Development Boundary at end of policy.</p>	<p>relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>
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	<p>6. They accord with other relevant policies within the Plan and the SWDP</p> <p>Proposals for small-scale business development will also need to comply with the criteria set out policy LE1.</p> <p>Land beyond the Welland Development Boundary, with the exception of the proposed allocation at policy H4, is considered to be within the open countryside where development proposals will be assessed against relevant local and national policies and any relevant policies within the Plan.</p>	<p>Figure 5.1 amended to remove the proposed allocation.</p>	
<p>WDB2: Development beyond the Development Boundary</p> <p>A. Residential development beyond the Welland Development Boundary (as shown at Figure 5.1) is in the open countryside and will only be supported if it is:</p> <ol style="list-style-type: none"> 1. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or 2. Affordable housing on an exception site to meet identified local need in line with policy SWDP16 any subsequent revisions to this policy within the SWDP Review; or 3. A replacement of an existing dwelling with established use rights and where the replacement dwelling is not 	<p>N/A</p>	<p>Deleted.</p> <p>Reference to land outwith the Development Boundary added to the end of policy DB1.</p>	<p>To respond to comments from MHDC and other representors. Concern that policy was repeating and potentially conflicting with relevant SWDP policies.</p>

<p>disproportionately larger than the existing dwelling and does not exceed the original footprint by 30%; or</p> <ol style="list-style-type: none"> 4. Representing the optimum viable use of a heritage asset or it would enable the future of a heritage asset to be secured; and 5. Of exceptional quality or innovative nature. <p>The subdivision of an existing residential dwelling will be supported providing that the development does not result in additional on-road car parking and does not have an adversely harmful impact on the area's visual amenity and landscape character.</p> <p>The conversion and re-use of redundant or disused buildings for residential use will be supported providing there is an enhancement to the building's immediate setting and there is no need for substantial reconstruction and large extensions.</p> <p>Proposals with 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.</p> <p>Extensions to existing dwellings will be supported providing that they are</p>			
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<p>subordinate to, and do not dominate the character and appearance of the original dwelling and comply with policy WD1 and the relevant design policies within the Local Plan and have regard to their related supplementary planning guidance.</p> <p>B. Non-residential development beyond the settlement boundary must comply with policy SDWP12 and any subsequent revisions to this policy within the SWDP Review.</p>			
<p>WG1: Local Green Space</p> <p>The following areas, identified at Figure 5.2 (and on individual site plans at Figures 5.2.1-5.2.8 in Appendix 5.3), are designated as Local Green Space where development will not be approved except in very special circumstances:</p> <p>WLGS01: Spitalfields Recreation Ground WLGS02: Welland Village Green WLGS03: Welland Park WLGS04: Pursers Orchard WLGS05-01: St James Green WLGS05-02: St James Green WLGS06: Kingston Close Green Space WLGS07: Natural England Ecology Zone</p>	<p>G1: Local Green Space</p> <p>The following areas, identified at Figure 5.2 (and on individual site plans at Figures 5.2.1-5.2.8 in Appendix 5.2), are proposed to be designated as Local Green Space where development will need to be consistent with national policy relating to Green Belt.:</p> <p>WLGS01: Spitalfields Recreation Ground WLGS02: Welland Village Green WLGS03: Welland Park WLGS04: Pursers Orchard WLGS05-01: St James Green WLGS05-02: St James Green WLGS06: Kingston Close Green Space WLGS07: Kingston Close Habitat Area</p>	<p>Added 'proposed to be' before 'designated' and 'not to be approved except in very special circumstances', and amended to 'need to be consistent with national policy relating to Green Belt'.</p> <p>Name changed to WLGS07 to better identify location to include road name.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>
<p>WG2: Neighbourhood Open Space</p>	<p>G2: Neighbourhood Open Space</p>	<p>Add 'proposed to be' before 'designated'.</p>	<p>To respond to comments from MHDC and other</p>

<p>The following areas, identified at Figure 5.3 (an on individual site plans on Figures 5.3.1-5.3.7 in Appendix 5.5), are designated as Neighbourhood Open Space (NOS):</p> <p>WNOS01: St James Church Yard WNOS02: Mutlows Orchard SSSI WNOS03: Spring Meadows SSSI Buffer WNOS04: Lawn Farm WNOS05: Drake Street Meadow WNOS06: Welland Cemetery WNOS07: Gifford Drive and Blandford Close</p> <p>Development proposals affecting a Neighbourhood Open Space will only be supported if the proposed development protects and improves the existing use, amenity and value of the Space such as its:</p> <ol style="list-style-type: none"> 1. designated nature conservation, biodiversity and wildlife value; 2. landscape and visual contribution to the local area including the AONB and its setting; 3. significance as a heritage asset and its setting, and 4. recreational function including as a space for tranquility and peace. <p>Proposals which seek to connect the local network of Green Infrastructure including</p>	<p>The following areas, identified at Figure 5.3 (an on individual site plans on Figures 5.3.1-5.3.4 in Appendix 5.4), are proposed to be designated as Neighbourhood Open Space (NOS):</p> <p>WNOS01: St James Church Yard WNOS02: Spring Meadows SSSI Buffer WNOS03: Welland Cemetery WNOS04: Gifford Drive and Blandford Close</p> <p>Development proposals affecting a Neighbourhood Open Space will only be supported if:</p> <ol style="list-style-type: none"> 1. the proposed development improves the existing use and community value of the space without harming the quality or character of the Open Space, or 2. the applicant can demonstrate that one of the criteria at NPPF paragraph 99 apply. 	<p>Deleted Mutlows Orchard SSSI, Lawn Farm and Drake Street Meadow from the list of proposed designated sites.</p> <p>The criteria for consideration in relation to proposals affecting a NOS have been simplified and refer to relevant national policy.</p>	<p>representors. Mutlows Orchard and Drake Street are already protected as in the open countryside and through biodiversity and nature conservation designations. Lawn Farm is in the open countryside and within the setting of a Grade II listed building affording it protection.</p> <p>Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF.</p>
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<p>linking Local Green Space, Neighbourhood Open Space and the Open Countryside will be supported.</p>			
<p>WG3: Marlbank Brook Open Space A site of 1.32ha to the south of Marlbank Brook, as shown at Figure 5.4, is allocated as Open Space for landscape and biodiversity enhancement, flood alleviation measures and informal recreation, health and well-being benefits to meet the needs of the future occupiers of the homes within the proposed housing at Cornfield Close including the allocation (see policy WH3A) and existing residents within the parish. Proposals for the Open Space will also include long-term maintenance and management arrangements.</p>	<p>N/A</p>	<p>Deleted.</p>	<p>To respond to comments from representors including landowners.</p>
<p>WB1: Local Biodiversity To be supported, all new residential and non-residential development will deliver at least 10% net gain for onsite biodiversity. Applicants will need to provide an assessment of the type and condition of habitats and species found on the site pre-development and demonstrate how the development will secure and maintain the improvements to biodiversity on the site. Planning permission will be refused</p>	<p>B1: Local Biodiversity net gain To be supported, all new residential and non-residential development will deliver at least 10% net gain in local biodiversity. Applicants will need to provide a proportionate and current assessment of the type and condition of habitats and species found on the site pre-development and demonstrate how the development will secure and maintain the improvements to biodiversity. This should have regard to relevant Malvern Hills</p>	<p>'net gain' added to policy title. Changed 'for on-site' to 'in local' and add 'a proportionate and current' in front of 'assessment'. Added reference to relevant AONB Guidance including the</p>	<p>For clarity and have regard to the Environment Act 2021. To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general</p>

<p>for proposals that have a significant harmful impact on biodiversity.</p>	<p>AONB Guidance, including its Management Plan and Nature Recovery Plan.</p> <p>Net gains in biodiversity should be through on-site measures, the details of which need to be agreed with the Local Planning Authority. Off-site net gain measures will only be acceptable as a last resort and where on-site mitigation is demonstrated not to be possible.</p> <p>Applicants will be required to demonstrate that off-site gains will be brought forward in a timely manner at a scale and within reasonable proximity to the proposed development.</p>	<p>Management Plan and Nature Recovery Plan which include information on biodiversity value.</p> <p>Introduced details around how applicants and decision-takers should address on-site and off-site measures.</p>	<p>conformity with strategic policies in the SWDP.</p>
<p>WLC1: Landscape Character and Visual impact</p> <p>Development proposals and their associated landscaping schemes must conserve and enhance the special qualities of the area’s landscape and scenic beauty and be fully integrated into its landscape character and visual amenity by meeting the following criteria:</p> <ol style="list-style-type: none"> 1. They have regard to good practice guidance, including that produced by Worcestershire County Council and the Malvern Hills AONB Partnership; and 2. They provide landscaping which conserves and enhances the intrinsic 	<p>LC1: Landscape Character and Visual impact</p> <p>Developments along with any associated infrastructure, including their accompanying landscaping schemes, must conserve and enhance the special qualities of the area’s landscape and scenic beauty and be consistent with its landscape character and visual amenity through meeting all of the following requirements:</p> <ol style="list-style-type: none"> 1. Provide measures that conserve and enhance the intrinsic landscape character and natural beauty of the area, 	<p>Added ‘any associated infrastructure’ to be considered alongside the proposed development as this can impact landscape character and visual amenity.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>landscape character and natural beauty of the area.</p> <p>Development proposals within the setting of the AONB should be sensitively located and designed to avoid adverse impacts on the designated landscapes.</p> <p>All new residential and non-residential development will be required to submit a Landscape and Visual Impact Assessment (LVIA) to demonstrate they conserve and enhance the special qualities of the AONB and its setting.</p>	<p>2. Avoid adverse impacts on the designated landscapes through sensitive design and location of development, and</p> <p>3. Take into account local character and development patterns including immediately adjacent to the site.</p> <p>This should be demonstrated through:</p> <p>The submission of proportionate evidence, including a Landscape and Visual Impact Assessment where required, to demonstrate they conserve and enhance the special qualities of the Neighbourhood Area taking account of:</p> <ul style="list-style-type: none"> i. Visual assessments of the sensitivity and capacity of a site for development which should be independent of vegetation mitigation measures, on the basis that views of development may not be screened by vegetation in future. ii. A consideration of cumulative effects and matters such as coalescence arising from existing and planned future development, and <p>Having regard to Welland Parish Council’s Landscape Assessment Reports, the Malvern Hills AONB Management Plan, and also to relevant good practice guidance, including that produced by Worcestershire County</p>		
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	Council, Malvern Hills District Council, and the Malvern Hills AONB Partnership.		
<p>WC1: Protection of existing Built Community Facilities</p> <p>Development proposals, including changes of use, which will result in loss of all or part of a built community facility identified below and shown at Figure 5.6 (and individual site plans at Figures 5.6.1-5.6.8 in Appendix 5.6) will be resisted unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost will be available.</p> <p>If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.</p> <p><u>Existing Built Community Facilities</u></p> <p>WCF01: Welland Village Hall, Marlbank Road</p> <p>WCF02: Welland Primary School, Marlbank Road</p> <p>WCF03: Welland Post Office, Gloucester Road</p> <p>WCF04: St James Church of England Church, Gloucester Road/Drake Street</p>	<p>Policy C1: Protection of existing Built Community Facilities and the Local Shop</p> <p>Any proposal that would result in the loss of a site or building currently or last used as a community facility as identified below and shown at Figure 5.5 (with individual site plans at Appendix 5.5) will only be permitted having regard to the criteria at policy SWDP 37B.</p> <p>WCF01: Welland Village Hall, Marlbank Road</p> <p>WCF02: Welland Primary School, Marlbank Road</p> <p>WCF04: St James Church of England Church, Gloucester Road/Drake Street</p> <p>WCF05: The Pavilion, Spitalfields, Marlbank Road</p> <p>The following local shop with post office as identified below and shown at Figure 5.5 (with an individual site plan at Appendix 5.5) will be protected:</p> <p>WCF03: Welland Village Store and Post Office, Gloucester Road</p>	<p>‘the Local shop’ added to title to reflect the facilities referred to in the policy.</p> <p>Removed the 12 month marketing test as considered too prescriptive and referred to proposals being assessed under relevant SWDP policies.</p> <p>Policy split between buildings which are considered wholly community facilities and come under the provisions of policy SWDP37B and the local shop which comes under the provisions of policy SWDP10.</p> <p>Added reference to heritage considerations relative to Grade II listed church (WCF04).</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>WCF05: The Pavilion, Spitalfields, Marlbank Road</p> <p>WCF06: The Pheasant Inn, Gloucester Road/Drake Street</p> <p>WCF07: The Marlbank Inn, Marlbank Road</p> <p>WCF08: The Inn at Welland, Hook Bank/Drake Street</p>	<p>Proposals for a non-retail use of this premises will only be supported if consistent with policy SWDP10.</p> <p>In relation to WCF04 above, special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses is required.</p>		
<p>WC2: Provision of new or improved Built Community Facilities</p> <p>A. Proposals for new or improved built community facilities will be supported provided that all the following criteria are met:</p> <ol style="list-style-type: none"> 1. They are of an appropriate scale, mass and form to the surrounding local area, 2. A high standard of sustainable design is incorporated into the proposal, 3. They will not have a significant adverse impact on the amenity of neighbouring properties through creating unacceptable noise or other disturbance, 4. They will not cause a significant adverse traffic impact or congestion, and 5. They have satisfactory access and off-street parking without harming existing residential or other uses. 	<p>C2: Provision of new and improved built community facilities</p> <p>Proposals for new and improved built community facilities will be supported provided that all the following criteria are met:</p> <ol style="list-style-type: none"> 1. They are of a scale appropriate to its location and satisfy the requirements of policy LC1, 2. They have regard to the guidance within the Welland Design Guide and Code (see Appendix 5.1) and guidance produced by the AONB Partnership, 3. They avoid unacceptable harm on residential and other local amenity, 4. They have satisfactory access and off-street parking such that existing residential or other uses is not unacceptably harmed. 5. They make full use of opportunities to provide access by walking, cycling or 	<p>‘or’ replaced with ‘and’ in the title.</p> <p>Wording in criteria amended to provide more clarity for applicant and decision-taker:</p> <p>Criterion 1 includes reference to LC1 as considered relevant in terms of assessing whether scale of proposals would be acceptable.</p> <p>Criterion 2 refers to Design Guide and Code and AONB guidance to address matters of design.</p> <p>Criterion 3 includes minor word changes.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

	<p>public transport – e.g., through the provision of bike racks or connectivity to footpaths. Where practical and viable, use should be made of sites which are within or physically well-related to the Welland Development Boundary.</p> <p>The inclusion of renewable and low carbon energy provision in proposals is encouraged.</p>	<p>Criteria 4 and 5 includes more detail of transport matters to be addressed.</p> <p>Introduced encouragement for renewable and low carbon energy provision.</p>	
<p>WHE1: Non-Designated Heritage Assets</p> <p>Proposals requiring planning permission which affect a non-designated heritage asset must demonstrate how they protect or enhance that heritage asset.</p> <p>Proposals requiring planning permission for the renovation or alteration of a non-designated heritage asset (building or structure) must be designed sensitively, and with careful regard to the heritage asset’s historical and architectural interest and setting.</p> <p>Where a proposal would result in harm to the significance of a non-designated heritage asset the scale of the harm and the significance of the asset must be balanced against the public benefits of the proposal.</p>	<p>HE1: Non-Designated Heritage Assets</p> <p>To be supported, proposals which affect a non-designated heritage asset (a building or structure on the Local List following adoption by Malvern Hills District Council) must demonstrate how they protect or enhance the heritage asset.</p> <p>Proposals for the renovation or alteration of a non-designated heritage asset (building or structure) must be designed sensitively and with careful regard to the heritage asset’s historical and architectural interest and setting.</p> <p>Any proposal which directly or indirectly impacts on such a heritage asset or its setting must describe the impact of the development on its significance and demonstrate that the significance of that asset will not be adversely harmed.</p>	<p>Limited changes made including reference to non-designated heritage assets being on the Council’s Local List and clearer requirements to provide more clarity for applicant and decision-taker.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>
<p>WI1: Development and Infrastructure</p>	<p>I1: Development and Infrastructure</p>	<p>The requirement for a statement to be</p>	<p>To respond to comments from MHDC and other</p>

<p>Development proposals, other than householder development, will be required to provide or 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.</p> <p>The required infrastructure should be provided at the appropriate time during the construction of the development. It should normally be provided prior to the development becoming fully operational or occupied unless it is demonstrated that its provision after this will not have an unacceptable adverse impact on highway safety or the amenity of residents and occupiers within and adjacent to the development. Larger developments may need to be phased to ensure this requirement can be met.</p> <p>In order to ensure that infrastructure is being appropriately and adequately planned for, a statement outlining the infrastructure requirements, provision and delivery associated with that development including that which is being provided by the infrastructure provider will be required to support planning applications for all major development.</p> <p>A proposal that demonstrates it can provide or contribute towards the</p>	<p>Development proposals, other than householder development, will be required to provide or 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.</p> <p>Planning applications will need to demonstrate that an assessment has been carried out of the infrastructure requirements and its provision and delivery for the proposed development.</p> <p>Where infrastructure is needed to support new development, the infrastructure must be operational no later than the appropriate phase of the development for which it is needed.</p>	<p>submitted for major application has been removed as this isn't included in the Council's validation requirements.</p> <p>Wording is less prescriptive in relation to the timing of infrastructure provision.</p> <p>Wording amended to provide more clarity for applicant and decision-taker.</p>	<p>representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>
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<p>provision of appropriate infrastructure to meet its needs in a timely manner will be supported.</p>			
<p>WI2: High Quality Communications Infrastructure</p> <p>A. Development of ultrafast broadband infrastructure to serve the WNA will be supported. Any new development within the WNA should be served by full fibre broadband connections unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or commercially viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation. The area in which the works have been carried out should be, so far as necessarily practicable, reinstated to its condition before the infrastructure was laid.</p> <p>B. New infrastructure to support telecommunications installations (such as mobile phone masts) will be supported provided that the proposal meets all of the following criteria:</p> <ol style="list-style-type: none"> 1. The siting and appearance of equipment does not have an adverse impact on the landscape and scenic beauty of the Malvern Hills Area of 	<p>I2: High Quality Communications Infrastructure</p> <p>A. Development of ultrafast broadband infrastructure to serve the WNA will be supported. Any new development within the WNA should be served by full fibre broadband connections unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or commercially viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation. The area in which the works have been carried out should be, so far as necessarily practicable, reinstated to its condition before the infrastructure was laid.</p> <p>B. New infrastructure to support telecommunications installations (such as mobile phone masts) requiring planning permission will be supported provided that the proposal meets all of the following criteria:</p> <ol style="list-style-type: none"> 1. The siting and appearance of equipment does not have an unacceptable impact on the landscape 	<p>Part B amended to refer to telecoms development that requires planning permission in recognition that many developments only require prior approval.</p> <p>Add criterion 5 relating to impact on biodiversity.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>Outstanding Natural Beauty and its setting;</p> <p>2. The siting and appearance of equipment does not have a significant adverse impact on the amenity of local residents;</p> <p>3. Equipment sited on existing buildings and structures is sympathetically designed; and</p> <p>4. Where freestanding new masts are proposed, it is demonstrated that there are no viable options for siting the equipment on or in existing buildings or structures.</p>	<p>and scenic beauty of the Malvern Hills Area of Outstanding Natural Beauty and its setting;</p> <p>2. The siting and appearance of equipment does not have a significant adverse impact on the amenity of local residents;</p> <p>3. Equipment sited on existing buildings and structures is sympathetically designed;</p> <p>4. Where freestanding new masts are proposed, it is demonstrated that there are no viable options for siting the equipment on or in existing buildings or structures;</p> <p>5. The equipment and its siting/installation does not unacceptably or permanently harm biodiversity.</p>		
<p>WI3: Electric Vehicle Charging Points</p> <p>Proposals for all new development, including change of use, must, subject to technical feasibility and viability considerations, provide an electric vehicle charging point (EVCP), either in an active or passive form, with each car parking space to be provided in line with the adopted parking standards as a result of the development. To be supported the location and design of the EVCP must not detract from the visual appearance and</p>	<p>N/A</p>	<p>Deleted.</p>	<p>The provision of EVCP relating to new development included within Part S of the Building Regulations.</p>

<p>character of the building and its surroundings.</p>			
<p>WI4: Surface and Foul Water Drainage and Management</p> <p>To be supported development proposals must be designed to include sustainable drainage and water management measures. Proposals must either demonstrate that the existing water drainage infrastructure is adequate or include improvements to that infrastructure to sustainably accommodate any additional water runoff. Surface water should only connect with the public sewer as a last resort after all other alternatives have been investigated. This is particularly important to manage the impact on the public sewerage system as surface water flows are much larger than foul flows. Applicants should engage with the public sewerage undertaker at the earliest opportunity so that early consideration can be given to the proposed approach to foul water flows. Development should be brought forward in accordance with an agreed overall site-wide drainage strategy (including foul and surface water drainage) submitted with the planning application. The drainage strategy should be agreed prior to the commencement of development on the</p>	<p>I3: Surface and Foul Water Drainage and Management</p> <p>To be supported development proposals must be designed to include sustainable drainage and water management measures. 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. Surface water should only connect with the public sewer as a last resort after all other alternatives have been investigated. This is particularly important to manage the impact on the public sewerage system as surface water flows are much larger than foul flows. Applicants should engage with the public sewerage undertaker at the earliest opportunity so that early consideration can be given to the proposed approach to foul water flows. Development should be brought forward in accordance with an agreed overall site-wide drainage strategy (including foul and surface water drainage) submitted with the planning application. The drainage strategy should be agreed prior to the commencement of development on the</p>	<p>Minor changes included adding 'surface' in front of 'water drainage' in the second sentence.</p> <p>Add reference to biodiversity being a matter for consideration.</p>	<p>To respond to comments from representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>site. Development proposals which are brought forward on a phased basis should have regard to interconnecting infrastructure. The strategy should ensure infrastructure is constructed with regard to interconnecting later phases.</p>	<p>site. Development proposals which are brought forward on a phased basis should have regard to interconnecting infrastructure. The strategy should ensure infrastructure is constructed with regard to interconnecting later phases.</p> <p>Drainage proposals should be able to demonstrate how there will be no adverse impact or cumulative harm to existing biodiversity.</p>		
<p>WI5: Active Travel Corridor</p> <p>The former Malvern to Upton-upon-Severn railway line will be safeguarded to form part of the Malvern to Upton-upon-Severn Active Travel Corridor, as shown on Figure 5.7. Proposals for the provision of a cycle and pedestrian route will be supported providing it does not adversely harm the nature conservation and biodiversity interest along the corridor.</p> <p>Proposals that link existing public rights of way to the Active Travel Corridor will be supported.</p>	<p>I4: Active Travel Corridor</p> <p>That area of the former Malvern to Upton-upon-Severn railway line that falls within the WNA will be safeguarded to form part of the Malvern to Upton-upon-Severn Active Travel Corridor, as shown on Figure 5.6. 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.</p>	<p>Minor change to clarify the policy relates to the part of the former railway line which falls within the Neighbourhood Area.</p> <p>Landscape character added as a matter for consideration.</p> <p>Removed the reference to linking existing public rights of way as not considered relevant as a policy.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>
<p>WI6: Development and the Community Infrastructure Levy</p> <p>Any CIL funds raised by development within the Plan Area and paid to Little Malvern and Welland Parish Council will be used to:</p>	<p>N/A</p>	<p>Deleted. Text moved to the Non-Policy Actions chapter.</p>	<p>Responds to comments from MHDC and other representors.</p>

<p>i) Support the delivery of projects identified in Section 7 'Community Projects'.</p> <p>ii) Support any other projects identified as a priority by the Parish Council to address demands that development has placed on the area.</p>			
<p>WD1: Design</p> <p>Proposals for new development or the redevelopment of existing buildings should contribute towards the local distinctiveness of the Welland Neighbourhood Area. To be supported development proposals must demonstrate that they achieve high quality, sustainable and inclusive design which are fully integrated into the village and parish by complying with the Welland Design Guidance and Codes at Appendix 5.1. Proposals need to address the following design principles and guidance:</p> <ol style="list-style-type: none"> 1. Richness and variety of materials and details 2. Response to the landscape context 3. Enhancing connectivity throughout the village & future development 4. Knitting into the village's fabric 5. Boundary treatments 6. Microgeneration and energy efficiency (see policy WSD2 and WSD3) 	<p>D1: Design</p> <p>Proposals for new development or the redevelopment of existing buildings should contribute towards the local distinctiveness of the Welland Neighbourhood Area. To be supported development proposals must demonstrate that they achieve high quality, sustainable and inclusive design which fully integrates into the village and parish by taking account of the Welland Design Guide and Code at Appendix 5.1 and the Malvern Hills AONB Management Plan and relevant AONB Guidance. Proposals need to address the following design principles and guidance:</p> <ol style="list-style-type: none"> 1. Richness and variety of materials and details 2. Response to the landscape context and views to and from the AONB 3. Enhancing connectivity throughout the village and to future development 4. Knitting into the village's fabric which should also include a consideration of 	<p>Included reference to AONB Management Plan and relevant guidance as documents to be taken into account in relation to design matters.</p> <p>Wording in some of the criteria amended to provide more clarity for applicant and decision-taker:</p> <p>Criterion 2 includes views to and from the AONB alongside landscape context.</p> <p>Criterion 4 includes more detail in relation to the matters associated with the village's fabric.</p> <p>Criteria 4 and 5 includes more detail of transport matters to be addressed.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and being in general conformity with strategic policies in the SWDP.</p>

<p>The design of proposals for the allocations at policy WH4A and WH4B will need to comply with the design codes within the Design Guidance and Codes document.</p> <p>Developers/applicants should consult the Parish Council on matters of design before submission of planning applications for new development, as part of their meeting the requirement for early discussions with the local community about the design and style of emerging schemes.</p>	<p>the character, design and development patterns immediately around the site.</p> <p>5. Boundary treatments</p> <p>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.</p> <p>The design of proposals for the allocation at policy H4 will need to take account of the design code within the Welland Design Guide and Code and relevant AONB Guidance.</p>	<p>Criterion 6 removed as dealt with in relevant policies.</p> <p>Modern design approaches included in line with NPPF and the Design Guide.</p> <p>Reference to the proposed allocation at WH4B removed.</p> <p>The request to consult the Parish Council has been moved into the RJ and is worded that applicants are encouraged to do this rather than being a requirement.</p>	
<p>WD2: Movement and Access</p> <p>Proposals for all development, including change of use, must meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. It has adequate vehicular access arrangements onto the highway; 2. It is appropriate in terms of its impact on the local highway network in terms of capacity and road safety; 	<p>D2: Access, travel and connectivity associated with development proposals</p> <p>Proposals for all development, including change of use, must meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. It has adequate vehicular access arrangements onto the highway; 	<p>Title amended to reflect the objectives of the policy.</p> <p>Minor changes including an additional criterion relating to highway changes having regard to the relevant AONB guidance.</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures the policy has regard to relevant guidance for the area.</p>

<p>3. It provides adequate vehicular and cycle parking in accordance with standards adopted by Worcestershire County Council;</p> <p>4. It is, or can be, appropriately accessed by public transport or alternative non-car modes of travel such as walking and cycling; and</p> <p>5. The design of proposed roads, pavements and cycle routes create a safe and efficient layout for all users including the mobility impaired, pedestrians and cyclists and for emergency service and refuse vehicles.</p> <p>Relevant planning applications will be supported by a statement, either within a Design and Access Statement or a Transport Statement, depending on the scale of development, which sets out how the proposal meets the above requirements.</p>	<p>2. It is appropriate in terms of its impact on the local highway network in terms of capacity and road safety;</p> <p>3. It provides adequate vehicular and cycle parking in accordance with standards adopted by Worcestershire County Council;</p> <p>4. It is, or can be, appropriately accessed by bus, or alternative non-car modes of travel such as walking and cycling;</p> <p>5. The design of proposed roads, pavements and cycle routes create a safe and efficient layout for all users including the mobility impaired, pedestrians and cyclists and for emergency service and refuse vehicles; and</p> <p>6. Where changes to the highway are proposed, it is informed by the need to minimise any adverse impacts on the landscape and street scene having regard to the AONB's guidance on Highway Design.</p> <p>Where necessary to assess the effect of development proposals, evidence, either in a Design and Access Statement or Transport Statement, which explains how the proposal meets the above criteria will be required.</p>		
<p>N/A</p>	<p>HLP: Welland Housing Land Provision To meet the Indicative Housing Requirement of 25 dwellings for Welland</p>	<p>Policy introduced to demonstrate how the Indicative Housing Requirement figure set</p>	<p>To respond to comments from MHDC. Provides clarity to the decision-taker and ensures having</p>

	<p>between 2021-2041, the Plan makes provision for housing land to be met through the following sources:</p> <ul style="list-style-type: none"> • a residential allocation for 13 affordable dwellings on land north of Cornfield Close (see policy H4); and • a windfall development allowance of 12 dwellings. <p>Windfall development will be supported in principle in sustainable locations, primarily within the Welland Development Boundary, and providing it accords with relevant national and local policies and policies within the Plan.</p>	<p>out in the SWDPR for the time period of the Plan is to be met.</p>	<p>regard to relevant policies in the NPPF and NPPG and being in general conformity with strategic policies in the SWDP. It also has considered the evidence and reasoning within the emerging local plan (SWDPR) and considered updated housing data from the 2022 Housing Evidence Paper and 2023 Windfall Delivery Report</p>
<p>WH1: Housing Type and Size</p> <p>To be supported all new housing development proposals of 5 dwellings or more must demonstrate, subject to viability considerations, that they provide the type and size of housing to meet local housing need. Within the WNA there is a significant need for two and three bed properties with a lower identified need for one and four plus bed properties.</p> <p>The housing mix for residential development proposals should be as follows:</p> <ul style="list-style-type: none"> • 10% one bedroom; • 45% two bedroom; 	<p>H1: Market Housing Type and Size</p> <p>To be supported all new market housing development proposals of 5 dwellings or more must demonstrate, subject to viability considerations, that they provide the type and size of market housing to meet local housing need.</p> <p>Within the WNA, there is a more demonstrable need for two and three bed properties than other sized homes and therefore the market housing mix for residential housing proposals should be:</p> <ul style="list-style-type: none"> • 10% one bedroom; • 45% two bedroom; • 40% three bedroom, and 	<p>‘Market’ added to title to differentiate this from affordable housing.</p> <p>Changes made due to evidence within the Housing Evidence Paper (June 2022) which superseded the HNA (2021). This provides an update on the market housing mix required.</p>	<p>To respond to comments from MHDC and other representors. Updated through evidence in the Housing Evidence Paper. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and NPPG and being in general conformity with strategic policies in the SWDP. It also has considered the evidence and reasoning</p>

<ul style="list-style-type: none"> • 38% three bedroom, and • 7% four plus bedroom. <p>Proposals must provide a larger share of semi-detached and terraced houses within their development as compared with detached houses to provide a greater mix of property type in the Parish.</p> <p>Applicants should take account of the Welland Neighbourhood Plan Housing Needs Assessment (March 2021). If applicants put forward a different housing mix to the above this will need to be justified through evidence of their own housing needs assessment which demonstrates how their proposals meet local housing need.</p>	<ul style="list-style-type: none"> • 0% four bedroom, and • 5% five plus bedroom <p>Proposals should provide a larger share of semi-detached, terraced houses and cottage style flats within their development as compared with detached houses to provide a greater mix of property type in the Parish. Smaller bungalows, including semi-detached bungalows, would also be supported.</p> <p>Applicants should take account of the evidence and findings of the Housing Evidence Paper (June 2022). If applicants put forward a different housing mix to the above this will need to be justified through evidence of their own housing needs assessment which demonstrates how their proposals meet local housing need.</p>		<p>within the emerging local plan (SWDPR).</p>
<p>WH2: Affordable Housing Provision</p> <p>To be supported, 40% of dwellings on all new windfall housing development proposals of 10 or more dwellings, or on a site of 0.5ha or over, must be affordable and provided on site. Affordable housing thresholds on the allocated sites are set out in the relevant policies WH4A, WH4B and WH5.</p> <p>The affordable housing tenure for all residential development proposals should be as follows:</p>	<p>H2: Affordable Housing Provision</p> <p>A. All new residential ‘windfall’ development, including 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>Policy amended to reflect thresholds set out in the SWDP and SWDPR for the WNA as a Designated Rural Area for windfall developments.</p> <p>Policy amended to set out affordable housing requirements for proposed allocation and any Rural Exception Site that may come forward.</p>	<p>To respond to comments from MHDC and other representors. Updated through evidence in the Housing Evidence Paper. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and NPPG and being in general conformity with strategic policies in the SWDP. It</p>

<p>i. 30% affordable homes for sale of which 25% should be First Time Homes and 5% Shared Ownership, and</p> <p>ii. 70% affordable housing for rent to be a mix of social and affordable rent.</p> <p>First Time Homes should be discounted at a minimum of 50% of the market sale price in order that these homes can be affordable to households on average incomes.</p> <p>Applicants should take account of the Welland Neighbourhood Plan Housing Needs Assessment (March 2021). If applicants put forward a different affordable housing tenure to the above this will need to be justified through evidence of their own affordable housing needs assessment which demonstrates how their proposals meet local housing need.</p> <p>Proposals for a lower provision and/or different mix of affordable housing on viability grounds will need to be justified through evidence of a development appraisal to demonstrate the impact of the policy requirements on the viability and delivery of development. The financial viability assessments must conform to an agreed methodology and, where necessary, the LPA will arrange for</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.</p> <p>B. 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 criterion F below), 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.</p> <p>C. On developments of 5 or more units, a financial contribution may be accepted in lieu of on-site provision of affordable housing (in whole or in part) where it is demonstrated that on-site provision is unviable and undeliverable.</p> <p>D. The tenure mix for the affordable housing should be 70% should be social rental, 5% shared ownership and 25%</p>	<p>Policy amended to refer to off-site financial contributions.</p> <p>Policy sets out the required tenure and mix for affordable housing based on NPPF requirement and evidence in the Housing Evidence Paper (June 2022).</p> <p>Policy sets out requirements if provision is to be different to that required by policy.</p> <p>Policy includes need for secure arrangements to be made to ensure affordable housing in perpetuity.</p>	<p>also has considered the evidence and reasoning within the emerging local plan (SWDPR).</p>
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<p>them to be independently appraised at the expense of the applicant.</p>	<p>'First Homes' (discounted market houses) unless it can be demonstrated that this mix is not viable or local need has demonstrated a need for a different affordable housing tenure for the site.</p> <p>E. The mix of new affordable homes delivered through new development should be reflective of the following split unless it can be demonstrated that this mix is not viable or local need has demonstrated a need for a different affordable housing mix for the site:</p> <ul style="list-style-type: none"> • 45% one bedroom units, • 25% two bedroom units and • 30% three bedroom units. <p>F. Where proposals for a lower provision and/or different mix of affordable housing are made on viability grounds, a viability assessment must be submitted to demonstrate that cross-subsidisation is necessary. Such financial viability assessments must conform to an agreed methodology and, where necessary, the LPA will arrange for them to be independently appraised at the expense of the applicant. Where proposals for a different mix to the above are being made on the basis of meeting an evidenced local need for a different mix and/or tenure, they will need to be justified through evidence of the applicant's own</p>		
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	<p>affordable housing needs assessment and/or local housing needs survey.</p> <p>G. Secure arrangements will need to be put in place to ensure that the affordable housing provided in accordance with this policy will remain affordable in perpetuity (with the exception of First Homes for which this is not possible) and available to meet the needs of local people.</p>		
<p>WH3: Home Standards</p> <p>To ensure homes are fit for all ages, all new dwellings (regardless of size, type or tenure) and an extension to a dwelling should achieve M4(2) and M4(3) of the optional requirements in the Building Regulations.</p> <p>This requirement will be secured where appropriate, by a condition attached to the granting of a planning permission.</p>	<p>H3: Home Standards</p> <p>To ensure homes are suitable for all occupiers, all new dwellings (regardless of size, type or tenure) should achieve M4(2) 'Accessible and adaptable dwellings' of the Building Regulations 2010 (as amended). In addition, 20% of dwellings within a development of 5 or more dwellings should achieve Part M4(3) 'Wheelchair user dwellings' of Building Regulations.</p> <p>This requirement will be secured, where appropriate, by a condition attached to the granting of a planning permission.</p>	<p>Policy includes reference to the description of M(4)2 and M(4)3 in the Building Regulations.</p> <p>Policy retains requirement for all dwellings to be M(4)2 compliant.</p> <p>Policy reduces requirement for M(4)3 to 20% on 5 or more dwellings on basis of smaller developments coming forward in the WNA (then in south Worcestershire) and the evidence of disability in the WNA from the 2021 Census.</p>	<p>To respond to comments from MHDC and other representors. Updated through evidence in the Housing Evidence Paper. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and NPPG and being in general conformity with strategic policies in the SWDP. It also has considered the evidence and reasoning within the emerging local plan (SWDPR).</p>
<p>WH4A: Land north of Cornfield Close</p> <p>The 1.38ha (gross) site, as identified at Figure 5.8, is allocated for residential</p>	<p>H4: Land north of Cornfield Close</p> <p>The 1.06ha (gross) site at land north of Cornfield Close is proposed as an</p>	<p>Site area and capacity reduced following further Landscape Sensitivity</p>	<p>To respond to comments from MHDC, the site promoter and other</p>

<p>development of 19 dwellings. The development of the site will deliver the adjacent 1.32ha land to north as public open space in compliance with policy WG3.</p> <p>The residential development will comprise the following housing type, size and tenure:</p> <ol style="list-style-type: none"> 1. The house type and size should comply with the mix set out in policy WH1; 2. At least 10 dwellings (equivalent to 50% of the total dwellings) should be affordable housing and provided on site to help meet identified local need, and 3. The housing should meet the requirements of policy WH3. <p>To ensure that the development is meeting the identified local housing need any planning permission will be subject to a planning obligation or condition which requires a 100% of the open market dwellings to be occupied by people who are currently resident within the parish and have been for the last three years. Any reduction in this requirement will need to be demonstrated through appropriate evidence including a financial viability assessment conforming to an agreed methodology which may be independently appraised through</p>	<p>allocation for residential development and Green Infrastructure comprising as shown at Figure 5.7:</p> <p>(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</p> <p>(ii) a minimum of 0.42ha (gross) of the site is allocated as Green Infrastructure.</p> <p>Development on the site will also need to address, subject to viability considerations, all of the following issues:</p> <ol style="list-style-type: none"> 1. Provide 0.42ha of 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. 2. Demonstrates that it is appropriate to its local landscape and villagescape character and form of development and protects views to and from the Malvern Hills having regard to the Malvern Hills AONB Management Plan and guidance 	<p>and Capacity Assessment (2022) and dialogue with the site promoter.</p> <p>The public open space to north removed from the policy. GI provision now shown to the east and north of the site.</p> <p>Tenure of housing changed to 100% affordable due to evidence from the Housing Evidence Paper.</p> <p>Local occupancy requirement for market housing removed as allocation is for 100% affordable housing.</p> <p>Added criteria relating to biodiversity, the design of the access road off Cornfield Close and other transport and travel issues.</p>	<p>representors. Updated through evidence in the Housing Evidence Paper, the Landscape and Capacity Assessment (2022) and the Housing Site Assessment and Selection Report. Provides clarity to the decision-taker and ensures having regard to relevant policies in the NPPF and NPPG and being in general conformity with strategic policies in the SWDP. It also has considered the evidence and reasoning within the emerging local plan (SWDPR).</p>
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<p>instruction of the LPA at the expense of the applicant, and marketing evidence that demonstrates that over a 12-month period there is no demand for the dwellings from residents within the parish meeting the above criteria.</p> <p>Development on the site will also need to address all of the following issues:</p> <p>4. Make provision for publicly accessible Green Infrastructure of at least 40% (0.55ha) of the gross site area of the residential allocation to facilitate the integration of the development within the AONB, retain existing landscape and biodiversity features and provide wider environmental, social and economic benefits including a sustainable drainage system to manage fluvial flood risk and surface water discharge.</p> <p>5. Demonstrate through a landscape and visual impact assessment that the scale, height and massing of the proposed development is appropriate to its AONB location and protects views to and from the Malvern Hills having regard to the Malvern Hills AONB 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and Guidance on how Development can Respect Landscape in Views'.</p>	<p>documents, including 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and Guidance on how Development can Respect Landscape in Views' and its 'Guidance on Lighting'.</p> <p>3. Accord with policy D1 and have regard to the Welland Design Guide and Code at Appendix (5.1)</p> <p>4. The colour of materials for buildings, boundary treatments, roads and pathways and other structures associated with the proposed development should have regard to all Malvern Hills AONB guidance including its Guidance on the Selection and Use of Colour in Development.</p> <p>5. Accord with policy B1 in providing at least a 10% net gain in biodiversity value following development and having regard to relevant Malvern Hills AONB Guidance, including its Management Plan and Nature Recovery Plan.</p> <p>6. Access for pedestrians, cyclists and vehicles to the site will be off Cornfield Close. The creation of the access road should retain a Green Infrastructure strip adjacent to the ditch and must not have a harmful impact on its existing landscape and biodiversity features nor surface water flood risk. The design of the proposed access road must also provide</p>		
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<p>6. Comply with the Welland Design Guidance and Codes at Appendix 5.1.</p> <p>7. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development.</p> <p>8. Demonstrate through a transport statement that the proposed development complies with Worcestershire County Council’s Design Guide¹ and that it provides safe walk and cycle access from the site to key local facilities and services.</p> <p>9. There should be no street and other external lighting within the development. Any proposals for lighting will need to be justified by the applicant and will need to be demonstrated to be necessary and appropriate in the context of Welland which does not currently have street lighting and that any adverse impacts are avoided, or it can be established that they can be mitigated for to the satisfaction of the Local Planning Authority in consultation with the Malvern Hills AONB Partnership.</p> <p>10. Demonstrate that any cumulative effects from the development of the site</p>	<p>a landscape buffer adjacent to the existing dwelling on Cornfield Close as shown on Figure 5.7.</p> <p>7. Demonstrate through a transport statement that the proposed development complies with Worcestershire County Council’s Streetscape Design Guide and the principles set out in Manual for Streets (Part 1 and 2), and that it provides safe pedestrian, cycle and vehicular access from the site to key local facilities and services. It should also have regard to any relevant Malvern Hills AONB highway design and its lighting guidance and demonstrate that the development will not adversely impact the tranquillity and enjoyment of the AONB.</p>		
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¹ http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers

<p>and other allocations or commitments do not cause adverse impact to the AONB or that these effects in relation to this site can be satisfactorily mitigated.</p> <p>Proposals for the provision of self or custom build housing on this site will be supported.</p>			
<p>WH4B: Land adjacent Church Farm, Drake Street</p> <p>The 0.32ha (gross) site, identified at Figure 5.9, is allocated for residential development of 5 dwellings. The residential development will comprise the following housing type, size and tenure:</p> <ol style="list-style-type: none"> 1. The house type and size should comply with the mix set out in policy WH1 unless self or custom build housing is being proposed. 2. The housing should meet the requirements of policy WH3. <p>Proposals for self or custom build housing on this site will be supported.</p> <p>Development on the site will also need to address all of the following issues:</p> <ol style="list-style-type: none"> 3. Make provision for publicly accessible Green Infrastructure of at least 20% (0.06ha) of the gross site area to facilitate the integration of the development on a site within the setting of the AONB, retain existing landscape and biodiversity 	N/A	Deleted	Removed due to landowner's response.

<p>features and provide wider environmental, social and economic benefits including a sustainable drainage system to manage surface water discharge. Proposals should seek to link the site's Green Infrastructure with the adjacent Green Infrastructure to the south including opening it up to public access.</p> <p>4. The proposed development is appropriate to the site's setting to the AONB and protects views to and from the Malvern Hills having regard to the Malvern Hills AONB 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and Guidance on how Development can Respect Landscape in Views'.</p> <p>5. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development.</p> <p>6. Comply with the Welland Design Guide and Codes at Appendix 5.1.</p> <p>7. The form, scale, height and layout of the proposed development must take account of the proximity of adjacent properties particularly the housing located close to or adjoining the site's northern boundary. The layout should ensure that</p>			
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<p>the amenity and privacy of existing residents is maintained through providing the appropriate interfaces between properties, planting and other design features.</p> <p>8. Make provision for a safe and suitable vehicular, pedestrian and cycle access onto Drake Street for all users and look for opportunities to consolidate and enhance the existing access to Church Farm.</p> <p>9. Takes into consideration the setting of the Grade II listed Lawn Farm House to the east of the site.</p>			
<p>WLE1: New micro and small business development</p> <p>Development proposals for new small-scale office, studio or light industrial space and small-scale shops and service outlets (Use Class E: Commercial, Business and Service) will be supported provided that they:</p> <p>1. Can be accommodated through the sympathetic conversion of an existing outbuilding without the need for sizeable extensions or in a new building of an appropriate scale, size, mass and height and of a design which respects its local context;</p>	<p>LE1: New small-scale business development within the Welland Development Boundary</p> <p>Development proposals for new small-scale office, studio or light industrial space and small-scale shops and service outlets (Use Class E: Commercial, Business and Service) within the Welland Development Boundary will be supported provided they meet all of the following criteria:</p> <p>1. Can be accommodated through the sympathetic conversion of an existing outbuilding without the need for sizeable extensions or in a new building of an appropriate scale, size, mass and height and of a design which respects its local</p>	<p>Title amended to refer to 'small-scale' only and 'within the Welland Development Boundary'.</p> <p>Micro and small-scale businesses described in the RJ.</p> <p>'meet all of the following criteria' added for clarity.</p> <p>Reference to AONB and its setting added to criterion 1 for completeness.</p> <p>Reference to parking provided for staff, delivery vehicles and</p>	<p>To respond to comments from MHDC and other representors. Provides clarity to the decision-taker and ensures the policy has regard to relevant guidance for the area.</p>

<p>2. Can be operated without having a significant adverse impact on the amenity of local residents; and</p> <p>3. Have satisfactory access and off-street parking without harming existing residential or other uses.</p> <p>4. Demonstrate they create employment opportunities and deliver sustainable economic development.</p> <p>In the case of the expansion of an existing business or businesses on a site within the open countryside, it is demonstrated that intensification of the existing site is not viable or practical.</p>	<p>context and its location in the AONB or its setting;</p> <p>2. Can be operated without having an unacceptable harm to the amenity of local residents;</p> <p>3. Have satisfactory access and off-street parking provided for staff, delivery vehicles and visitors without unacceptably harming existing residential or other uses; and</p> <p>4. Support local the local economy.</p> <p>Where practical and viable, use should be made of existing buildings and previously developed land in preference to new development on greenfield sites.</p> <p>Proposals for business development beyond the Welland development boundary will be assessed against SWDP12 Employment in Rural areas and any successor policy in the SWDPR.</p>	<p>visitors to Criterion 3 for clarity.</p> <p>Criterion 4 amended to refer to support the local economy.</p> <p>Reference to previously developed sites has regard to national policy.</p> <p>Reference in relation to proposals beyond the Development Boundary added for clarity.</p>	
<p>WLE2: Homeworking</p> <p>1. All new residential developments should make provision for appropriately sized and dedicated spaces for homeworking.</p> <p>2. Where planning permission is required, proposals providing homeworking accommodation in relation to existing houses, such as extensions and outbuildings, will be supported providing</p>	<p>N/A</p>	<p>Deleted.</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>Responds to comments from MHDC</p>

they do not have an unacceptable adverse impact on residential amenity or highway safety and are of a scale and design appropriate to the character of the property and the local area.			
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8. Conclusions

8.1 There has been a significant level of consultation and engagement with the local community and other relevant stakeholders in relation to evidence gathering and the production of the draft Plan. This has helped to inform the vision, objectives, policies, proposals and community projects within the Submission draft Plan.

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8.2 The Statement also provides a summary of the changes that have been made to the draft Plan as a result of the consultation responses. As such, the Statement fulfils the requirements of the relevant sections of the Neighbourhood Planning (General) Regulations 2012 (as amended).