

## Regulation 16 Consultation on the Submitted Leigh and Bransford Neighbourhood Plan RESPONSE FORM

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

This consultation runs for six weeks from Friday 8<sup>th</sup> April to 5:00pm on Friday 20<sup>th</sup> May 2022.

If you wish to comment on the draft Leigh and Bransford Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 20<sup>th</sup> May 2022 to:**

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

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

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

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 Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published.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

Please fill in your details in the boxes below:

Full Name:

Organisation (if applicable): PlanIT Planning and Development Ltd

Address (including postcode):

Telephone number:

Email address:

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

General comments on policies LB/H/5, LB/H/6, LB/D/1 and LB/D/2

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

On behalf of our client, Land Partnership Developments (Leigh Sinton) Ltd, we hereby submit these representations into the Regulation 16 Consultation on the Leigh and Bransford Neighbourhood Plan (L&BNP). Land Partnership Developments control land within the Neighbourhood Plan area and has actively engaged in the preparation of the L&BNP and the South Worcestershire Development Plan (SWDP) process.

Land Partnership Developments welcomes the initiative of the Leigh and Bransford Parish Council in preparing the L&BNP and enabling the local community to influence development in their local area. Our overarching comment is to support the Neighbourhood Plan and in particular its proposals for the village of Leigh Sinton including the allocation of land at the north eastern end of the village for c52 homes and community sport.

It is clear that the L&BNP has been prepared with regard to the South Worcestershire Development Plan (SWDP, adopted in 2016). Further, the Neighbourhood Plan has been prepared in accordance with the Basic Conditions required of a Neighbourhood Plan as set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. This includes consistency with the National Planning Policy Framework (NPPF), the promotion of sustainable development (which is again best defined in the NPPF) and ensuring general consistency with the strategic policies of the development plan for the area (in this instance the SWDP).

The L&BNP has the benefit of being prepared against the adopted SWDP which establishes the strategic policies for the area covered by the NP, and it references the relevant policies from the SWDP. To this extent, the L&BNP is generally consistent with the adopted development plan. We consider that the L&BNP provides a positive framework for the growth of Leigh Sinton village and will help to better manage that growth in a sensitive manner which will provide new homes on an appropriate site with wider benefits for the local community in the form of land for community sport and recreation.

It is clear that a priority of the Plan is the protection of the most sensitive and valuable green spaces. The Plan sets out an objective to protect the Significant Gap which is defined by policy SWDP2 as an area between Leigh Sinton and Malvern town where development proposals should retain the open character of land. The reason for the Significant Gap policy is clear. It is a policy to protect land which either serves a purpose as a buffer or visual break between rural settlements and adjacent urban areas or protect the character and setting of settlements. The policy provides additional protection to open land that may be subject to development pressures. We therefore support policy LB/H/5 within the Plan.

The Plan identifies a single site to meet the village's housing needs over the plan period (Policy LB/H/6). The extent of the selected site is shown on Map 4 in the Plan. We support the allocation of this land which is under the control of Land Partnership Developments. Since 2017, our clients have promoted this site for development through stages of the NP preparation, as well as the SWDP Review process. There have been proactive discussions with the Parish Council and other community groups who wish to take a stakeholder interest in land which will be made available for community sport and recreation.

The Draft SWDP Review also proposes the allocation of this land (SWDP NEW 104; CFS / Planning Ref. CFS0009) for 52 homes and a community sports facility. The proposed allocation was found suitable in the SHELAA 2019 to be carried forward for potential allocation. There is therefore consistency between the L&BNP and the SWDP on the role that this site can play to meet the village's housing and community needs. Our clients have submitted a planning application for 52 residential units which is pending determination (MHDC Ref: 22/00187/OUT); the application will also document the transfer of land for community sport through a S106 Agreement.

## 2. Policy LB/D/1

We wish to suggest a small change to the wording in policy LB/D/1. As drafted, the third sentence reads:

*“a. Proposals for new developments should provide evidence to show how they will enhance and reinforce the local distinctiveness of an area”.*

The words ‘enhance’ and ‘reinforce’ are not defined and this makes the policy difficult to interpret.

The first and second sentence in this policy appears to achieve the desired policy objectives.

We suggest therefore that the third sentences in Policy LB/D/1 (a) is unnecessary and should be deleted.

## 3. Policy LB/D/2

This policy refers to car parking standards within the Worcestershire County Council's Streetscape Design Guide (Spring 2020). Clearly those standards may be updated and changed over the plan period; the policy should acknowledge that the relevant latest standards will be applied.

Regarding the reference to visitor parking at LB/D/2(a), we note that the Streetscape Design Guide states the following (Page 34):

*“These are permitted to be counted within the street due to their short term duration and infrequent occurrence. Where existing on street demand or parking restriction prevents this or for communal parking areas, off road provision should be made at a ratio of 1 space per 5 bedrooms.”*

Therefore, in the absence of evidence that there is heavy on street demand or parking restrictions, we suggest that the Neighbourhood Plan should simply state that parking provision should comply with the WCC Streetscape Design Guide. If there is local visitor parking problem which will be exacerbated by new development, then the Design Guide policy will be able to address the point per the text which we have quoted above.

We are happy to be contacted should the Examiner require further information on the matters which we have commented upon through these representations.

### **Future Notification**

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

Yes

**Signature**  .....**Date** 27<sup>th</sup> April 2022

Thank you for completing this form.

