

# PLANNING APPLICATION REPRESENTATION

## LITTLE MALVERN AND WELLAND PARISH COUNCIL - REPRESENTATION

Application Number	M/24/00902/FUL
Location Address	Land At (Os 7984 3962) Kingston Close Welland
Proposal	The erection of 39 dwellings with new access, open space, landscaping and associated works

**This is an additional representation following the submission of an amended Proposed Site Layout - 04a. Block Plan, and House Type Floor Plans and Elevations posted to the Planning Website on 20/11/2024.**

**This representation is additional to and should be read in conjunction with the Parish Council's previously submitted representation dated 16<sup>th</sup> September 2024 and posted to the Planning Website on 18/09/2024.**

**Little Malvern and Welland Parish Council OBJECTS to the planning application on the grounds set out below.**

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## 1. Conflict with National Policy, Local Plan and Neighbourhood Plan

It would seem likely from the presentation of the revised site layout that the applicant has now taken some account of the Neighbourhood Plan with respect to the previous conflict with Local Green Space (Ground 5) and one aspect of Inappropriate Design (Ground 8). Aside from those concessions, the grounds for objection set out in the representation of 16<sup>th</sup> September 2024 relating to Neighbourhood Plan, Local Plan and National Policy remain unresolved.

**See previous representation.**

## 2. No Established Need

**See previous representation.**

## 3. Unsustainable Location

**See previous representation.**

## 4. Development in Open Countryside

**See previous representation.**

## 5. Conflict with Local Green Space

**See previous representation.**

The proposed scheme as illustrated by the new site layout 04a Block Plan, no longer impinges on the designated Local Green Space WLGS 07. The Parish Council acknowledges this belated recognition of the Neighbourhood Plan constraints.

However, the proposed site access road still conflicts with Local Green Space WLGS 06, as set out in the previous representation.

The proposed scheme would compromise designated Local Green Space WLGS06 and should be refused.

## 6. Adverse Landscape Impact

**See previous representation.**

See also section 12 of this representation.

## 7. Adverse Biodiversity Impact

**See previous representation.**

The Parish Council is concerned that the status of most of this site, being offsite biodiversity compensation for the previous two phases of the Lawn Farm development, has been ignored in the planning of this scheme and in the presentation of this application.

The facts of this concern were set out at length in section 7 of the previous representation with supporting evidence included in the appendices to that rep.

## 8. Inappropriate Design

**See previous representation.**

The Parish Council notes that the revised layout has eliminated the previous, non-compliant row of 10, south facing dwellings.

However, that belated concession to the adopted Neighbourhood Plan Design Guide does little to dilute the discord between the proposed designs as presented and the good practice embodied in the guide in terms of appearance, residents' amenity and integration into the local community.

Although the Layout, Plans and Elevations drawings indicate that the proposed number of dwellings has reduced from 39 to 36, the density remains well in excess of the limits established in Neighbourhood, District and National policy as set out in the previous representation.

It is also noted that the revised layout introduces parking provisions that are thoroughly unworkable, an element of inappropriate design that is highlighted in section 13 of this representation.

## 9. Inadequate Vehicle Access

**See previous representation.**

## 10. Inadequate Local Services and Amenities

**See previous representation.**

## 11. No Sustainable Pedestrian Access to amenities

**See previous representation.**

## 12. Compromised Public Right of Way

The Parish Council notes that the previously expressed plans for diverting the rural Public Rights of Way have been discarded in the revised Site Layout. The proposed new PRow route is carelessly shown as passing through a block of houses and gardens. While this may have been an oversight on the part of the architects it is an unfortunate indication of a regrettable lack of rigour in preparing the application.

It is also noted that the PRow shown running through the Public Open Space to the north of the site is drawn in the incorrect location and that the three large trees that are proposed for planting to the east of the PRow are likely to compromise that part of the definitive route. (As well as compromising the neighbouring property)

## 13. Inadequate Design – Parking Provision

It is noted, that as a consequence of the unacceptable density of the proposed development much of the residential parking provision is laid out with end to end parking bays, in some cases for three vehicles, the use of which will inevitably lead to on-street parking conflicts. Given the minimal number of visitor parking places on the

proposed 36 home development those street parking conflicts will inevitably spill out onto Kingston Close where parking provision is also demonstrably inadequate.

It is also noted that there are no garage spaces at all on the layout and while such spaces cannot be computed as part of the parking provision they may work as a minor safety valve in some cases. That is not an option here.

As set out in sections 10 and 11 of the previous representation the availability of public transport and of pedestrian or cycle options in the village is minimal so there is a very necessary dependence by residents on the motor car for both local and district transport.

Parking provision is inadequate, and this application should be refused.

## 14. Undefined Drainage Strategy

The Parish Council notes that the pumping station that was included in the previous Site Layout drawing has now been eliminated.

Given that the topography of the site necessitated some pumped drainage, both surface water and foul sewers, it is not clear if there is now a sustainable drainage strategy for the proposed development. The Parish Council considers that drainage may be a significant constraint to the sustainability of this site, particularly given the scale of the scheme, and would strongly suggest that a proper determination of the application cannot be achieved without a proven drainage strategy in place for decisionmakers to consider.

Little Malvern and Welland Parish Council

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