

## Wellington Heath Parish Council

7 Jan 2017

To HCC Planning Mrs G Webster  
Copy AONB Paul Esrich  
Copy Liz Harvey

Planning application 163950 Squires Mount, The Common, Wellington Heath

Dear Madam,

Wellington Heath Parish Councillors considered this planning application on 6 Jan 2017. We are unanimously opposed to this application because the site has no access to the highway and consequently has the characteristics of a back-lands development inappropriate to a rural village in the Malvern Hills AONB, contrary to Core Strategy policies SS6, LD1-2 and MT1-4&5.

Squires Mount has highway access to The Common, however the area of its garden proposed for this development site has no frontage with the highway. There is no established access for vehicles from public footpath The Bank (WH19) and a previous planning application was refused in 2008. This new proposal has a revised entrance but the access problem remains with an even more awkward turn-in and additional difficulties are created by the long driveway.

The driveway, paved area and roof of the proposal represent an extremely large proportion of the site and there are no proposals to adequately deal with rainwater run-off. Water running down the very well used footpath WH19 Pub Lane is already a problem, especially since the local drains are often overwhelmed.

The proposed development will be detrimental to the landscape, local distinctiveness and the rural character of the village of Wellington Heath because such a large proportion of the site would be roof and driveway which would be unusually prominent since the site is so visible from above in this hilly setting.

Footpath WH19 is wholly unsuitable for construction traffic both along Pub Lane and The Bank and turning onto site for lorries through the proposed drive entrance would appear to be impossible.

We understand that consent was given in the 1960's to the owners of "Bankside" to widen and tarmac their only access and they used a strip alongside their garden to do this. The public footpath WH19 runs along the outer edge of this private driveway.

The proposal does not appear to have taken account of the AONB Guidance on Building Design or the AONB Colour Guide.

C F Rozelaar  
Chair of Wellington Heath parish council planning committee