

Précis of SAP Village Questionnaires PART 2

Village: WELLAND	Part 2 Possible Sites																			
Summary of questionnaire responses:																				
	<table border="1"> <thead> <tr> <th>SITE</th> <th>FOR COUNT</th> <th>AGAINST COUNT</th> </tr> </thead> <tbody> <tr> <td>MHWD01</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>MHWD02</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> </tr> <tr> <td>MHWD03</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> </tr> <tr> <td>MHWD04</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> </tr> <tr> <td>All Sites</td> <td style="text-align: center;">1</td> <td style="text-align: center;">3</td> </tr> </tbody> </table>	SITE	FOR COUNT	AGAINST COUNT	MHWD01	1	1	MHWD02	0	1	MHWD03	0	1	MHWD04	0	1	All Sites	1	3	
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There were four responses from the village of Welland.																				
Summary of site MHAL01 comments:																				
<p>FOR</p> <ul style="list-style-type: none"> The home care facility would benefit from expansion with additional land to the rear of the site being suitable for general purpose housing. S The site should be reconsidered, EA flood map shows the extent of the floodplain, covers only a small proportion of the site. It's located centrally within the village and is the most suitable site in the village. 	<p>AGAINST</p> <ul style="list-style-type: none"> 																			
Summary of site MHAL02 comments:																				
<p>FOR</p> <ul style="list-style-type: none"> 	<p>AGAINST</p> <ul style="list-style-type: none"> Much of this parcel of land lies within the flood plain and would therefore be inappropriate for development. The land which is not within the flood plain lies too distant from the road to be adequately accessed. The whole site is remote from the main centre of Welland 																			
Summary of site MHAL03 comments:																				
<p>FOR</p>	<p>AGAINST</p> <ul style="list-style-type: none"> This site is too small to warrant allocation in a DPD. Moreover it clearly lies within the settlement where redevelopment would accord with the existing Local Plan and, it is assumed, any emerging policies. 																			

- If this current use should fail the
- site would more appropriately be used for employment or community uses.

Summary of site MHAL04 comments:

FOR

AGAINST

- Much of this site appears to be heavily treed, providing a strong landscape edge to this part of the settlement. To remove the trees would therefore be harmful to the character and appearance of the locality and to the AONB.
- Moreover it appears that there is no practical access to the site, and certainly not one which could be used without harm to the locality. As such the site is unsuitable for development.

Summary of suggested sites not identified through the SHLAA:

- Land adjacent to MHWD01, to the rear of Welland House Care
- 1. Former Wells House Swimming Pools 2. Former Wells House Sports Ground 3. Former Eilerslie School and Hampton 4. Area beside railway line at bottom of Fruitlands and also beside County Building Supplies 5. Welland