

Regulation 16 Consultation
on the Submitted South Lenches Neighbourhood Plan
RESPONSE FORM

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

This consultation runs for six weeks from Monday 22nd June to 23:59 on Monday 3rd August 2026.

If you wish to comment on the draft South Lenches Neighbourhood Plan **please complete and return this form no later than 23:59 pm on Monday 3rd August 2026 to:**

Email: neighbourhoodplanning@wychavon.gov.uk , or by

Post: Planning Policy, Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT.

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 Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published.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 South Lenches 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: Richard Fellows

Organisation (if applicable): Resident

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):

Policy 5

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

Highlighted **Red** – To be deleted

Highlighted **Green** – New or revised text

This policy should apply to all new housing development including any “affordable” housing. See the following suggested changes to the title:

Policy 5 New Development Market Housing Size Mix

The wording of this policy is confused and does not support the development of smaller properties. The problems with it are:

- Directing that something **should** rather than **shall** offers unnecessary scope for the direction to be ignored.
- Introducing the word **Overall** adds unnecessary confusion
- Stating percentages “up to” allows zero which I do not believe is the intention e.g. Stating **up to 10% should have one bedroom** (ie a maximum of 10%) would prevents any 1-bedroom dwellings being provided on developments up to nine units, and allows no more than a single 1-bedroom unit on developments of between ten and nineteen units.
- Referring to “proportions specified herein” also adds unnecessary confusion.
- Percentages do not work well with numbers less than ten

Please consider replacing Policy 5 wording in its entirety with the following:

This policy directs that all new housing development favours smaller dwellings.

Developments of up to nine new units shall provide:

- **No more than one dwelling with 4 or more bedrooms**

Developments of between four and nine new units shall provide:

- **At least two dwellings each with less than 3 bedrooms**

Developments of ten or more new units shall provide:

- **A minimum of 7% with 1 bedroom**
- **A minimum of 36% with 2 bedrooms**
- **A minimum of 40% with 3 bedrooms**

Unless other material consideration shows a robust justification for a different mix, (Minimum percentages to be rounded up to a whole number of units as necessary)

Evidence 35

This is not correct as “up to” percentages would encourage lower percentages and even allow zero for smaller homes.

This paragraph will need to be revised to take account of the updated policy wording.

Just to illustrate the benefits of adopting my suggested wording shown on the previous page, the table below shows for each development size (up to 24 units) the mix of dwelling sizes policy 5 would permit.

Note that the numbers in the column showing dwellings of more than 3-bedrooms is a **maximum** and in practice these could also be built as 1,2or3 Bedroom dwellings.

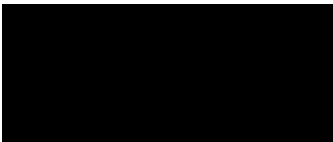
Number of units in the development	Minimum number of Units of each dwelling size				Maximum
	1-Bedroom	2-Bedroom	3-Bedroom	1,2or3-Bedroom	> 3-Bedroom
1	0	0	0		1
2	0	0	0	1	1
3	0	0	0	2	1
4	2		0	1	1
5	2		0	2	1
6	2		0	3	1
7	2		0	4	1
8	2		0	5	1
9	2		0	6	1
10	1	4	4		1
11	1	4	5		1
12	1	5	5		1
13	1	5	6		1
14	1	6	6		1
15	2	6	6		1
16	2	6	7		1
17	2	7	7		1
18	2	7	8		1
19	2	7	8		2
20	2	8	8		2
21	2	8	9		2
22	2	8	9		3
23	2	9	10		2
24	2	9	10		3

Please use a separate form for each representation.

Future Notification

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

Yes ☒

Signature ...  ... Date30/07/2026.....

Thank you for completing this form.