

Date: 2 August 2016
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Dear Sirs,

RE: DRAKES BROUGHTON AND WADBOROUGH WITH PIRTON NEIGHBOURHOOD PLAN CONSULTATION

We write on behalf of our client, Lady Rachel Coventry, who owns land to the south of Walcot Lane. The land is immediately to the west of a recently approved application for 32 dwellings by Crown House Developments. The site is proposed to be designated as Local Green Space within the emerging Neighbourhood Plan.

We are concerned that the proposed designation as Local Green Space will not be the benefit that residents consider it will be, but will instead negatively impact on the village. Further we are confused why this strip of land is being proposed as Local Green Space given its size, shape, and proximity immediately adjacent to a development site.

Emerging Policy DBWP9- states '*..local green spaces will be protected. Development for non-open land uses will only be supported in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations*'. The emerging Policy lists my client's land as a '*Strip of green field adjacent to Walcot Lane and Playing Fields*'. The description as a 'strip' is absolutely correct, and we question what possible benefit this area of land will contribute to Drakes Broughton's amenity, character or appearance.

Should the strip be designated, it could quickly become overgrown scrubland with no value or benefit to the village. There will be no consented access to the site, and instead it may quickly become a magnet for antisocial behavior. In short the area will appear as an awkward area of land, that will be inaccessible to the public, and will be sandwiched between houses to the east and playing fields to the west.

It is understood why the neighbourhood plan would want to designate the playing fields to the west as Local Green Space- as they are used, they publically accessible and contribute to the open character of this part of the village. However it is not understood why my client's land should be designated, as it is private and is separated from the planning fields by a hedge.

We are concerned that, the proposed designation within the neighbourhood plan will mean the overall plan will not meet the set of basic conditions as required, in order the plan can be put to a referendum and subsequently adopted. This would clearly be unfortunate as we recognise the significant amount of good work which has gone into preparing the plan. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic Condition a) states a neighbourhood plan should have regard to national policies and advice contained in guidance issued by the Secretary of State. Paragraph 69 of the National Planning Practice Guidance states a neighbourhood plan must not constrain the delivery of important national policy objectives. It is considered that the important national policy objectives are set out within The National Planning Policy Framework (NPPF). Paragraph 47 of the NPPF, amongst others, stresses the need to boost housing nationally. It is considered that plan will constrain the ability to boost housing by designating my client's site for Local Green Space, given the site is firmly within the built fabric of Drakes Broughton -which is a category 2 village. Therefore the plan will be directly constraining the ability to deliver much needed housing in a sustainable location. By allocating land in the manner proposed, this will be directly conflicting with Basic condition a.

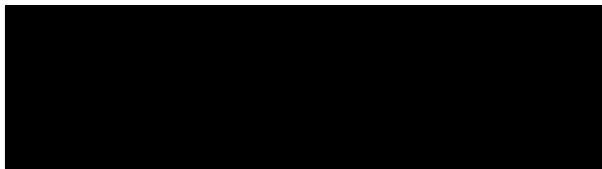
Basic condition d) requires a neighbourhood plan to be consistent with the planning principle that all plan-making and decision-taking should help to

achieve sustainable development. By designating our client's land as Green Space, land which would ordinarily be considered to be sustainably located - means the plan would directly conflict with basic condition d.

Whilst we appreciate the plan has been submitted we would like to make the Neighbourhood Plan team and residents aware that our client's site is available and deliverable and is sustainably located towards the centre of the village. Our client's site could readily accommodate circa 10 dwellings, and we feel certain that an agreement can be reached, even at this late stage with regards to the restructuring of the village hall, which is also within my client's control.

We trust this is of assistance however should you have any queries please do not hesitate to contact me

Yours sincerely



Paul Barton MRTPI
Associate Planner

CC NDP Clerk ***e-mail only [dbwppc@gmail.com]***