

North Claines Submitted Neighbourhood Plan Consultation

RESPONSE FORM

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

This consultation runs from 9am Monday 4 July to midday Monday 15 August 2016.

All comments will be made publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Wychavon District Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Full Name:

Miss Jessica Herritty on behalf of Mr John Jeffrey

Organisation (if applicable):

Fisher German LLP

Address (including postcode):

[Redacted Address]

Telephone number:

[Redacted Telephone Number]

Email address:

[Redacted Email Address]

Please state which part of the Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

NCT4 Fernhill Heath Rail-Halt Park and Ride Facility

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

Please refer to the letter submitted in association with this form for further information.

Please use a separate form for each representation.

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

Yes

☒

No

☐

Please email this form to policy.plans@wychavon.gov.uk or post it to Planning Policy, Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.

Our Ref: FP109754

Your Ref:

15th August 2016

Planning Policy
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Dear Sir/Madam,

REGULATION 16 CONSULTATION ON SUBMITTED NORTH CLAINES NEIGHBOURHOOD PLAN.

On behalf of my client, Mr John Jeffrey, I write to you to express our formal **SUPPORT** for Policy NCT4 of the submitted North Claines Neighbourhood Plan.

North Claines Neighbourhood Plan

The submitted Neighbourhood Plan identifies a need to improve public transport infrastructure within the North Claines Neighbourhood Plan Area (NPA), which will promote sustainable travel and contribute to the reduction in commuter travel and related congestion. In particular, the Hurst Lane junction with the A38 is outlined as a particularly congested area at peak times. Overall, it is well documented in the Neighbourhood Plan that local people feel that traffic and transportation are key areas for improvement in the Plan area, with considerable support for a local rail station to improve the public transport offering of Fernhill Heath and access to other localities.

Policy NCT4 of the North Claines Neighbourhood Plan

Policy NCT4 'Fernhill Heath Rail-Halt Park and Ride Facility' identifies a piece of land located to the south of my clients agricultural holding, adjacent to the A449, to be allocated for a 'Rail-Halt Park and Ride Facility'. The Plan outlines that the development of such a facility would be viable and sustainable on the identified site, and would promote a more sustainable living and working environment in the NPA, whilst also according with the adopted South Worcestershire Development Plan (2016) Policy SWDP4 'Moving Around South Worcestershire'.

The site identified is located in close proximity to a number of key access routes used by commuters, in particular the A449 which runs immediately along the southern boundary of the site, and the A4536 (Hurst Lane) which is located immediately along the eastern boundary of the site, providing access to the A38 to the north. Although there are currently no existing access points to either highway from the site, other than agricultural access gates, there is potential for new access points to be created to facilitate a Park and Ride development. The site is currently accessed from an agricultural access track which runs from north to south along the western boundary of the agricultural fields from Fernhill Close, directly adjacent to the railway tracks.

It is considered that the location of the identified site for a new Park and Ride Facility within the Green Belt can be justified to be the most viable and practical option, in accordance with Policy NCT4. Furthermore, Paragraph 90 of the National Planning Policy Framework (2012) outlines that development including '*local transport infrastructure which can demonstrate a requirement for a Green Belt location*' is considered acceptable.

The site is currently very well screened by existing vegetation and mature trees along each boundary. Proposed development of the site could utilise this natural screening and there would also be an opportunity to provide supplementary planting and natural landscaping to provide improved screening of the site. As such, it is not considered that the development of the site would

result in any detrimental impact to the 'openness' of the Green Belt or amenity of surrounding properties and would effectively utilise a location near to existing infrastructure, which is in accordance with Point 2 of Policy NCT4.

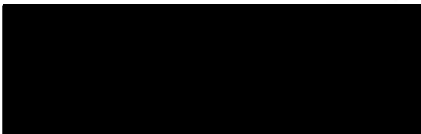
Other considerations including the benefits to the local community, the promotion of safer and more efficient travel in the NPA, the scale and design of the development and landscaping and public realm improvements cited in Policy NCT4, are details which will be considered during the application stage. However, the nature of the proposal, for a public transport facility, would by default ensure the generation of safer and more sustainable transport for the NPA and localities, whilst it is considered that a scale, design and landscaping plan detailed by a planning application could be achieved which would be acceptable and represent an enhancement in the local area.

Policy NCT4 of the submitted North Claines Neighbourhood Plan identifies agricultural land adjacent to the A449, within the ownership of Mr John Jeffrey, for the development of a 'Rail-Halt Park and Ride Facility' for Fernhill Heath. The site identified is available and deliverable. The site is appropriate, practical and sustainable for the development proposed and presents an opportunity to reduce congestion in Fernhill Heath and improve transport infrastructure in a logical and viable location. The development of the site for a rail link and associated park and ride facility would essentially provide a sustainable transport option in the NPA, in accordance with the adopted South Worcestershire Development Plan (2016) and the National Planning Policy Framework (2012).

As such, we **SUPPORT** Policy NCT4 of the submitted North Claines Neighbourhood Plan.

Yours sincerely

For and behalf of Fisher German LLP

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Jessica Herritty MSc

A black rectangular box redacting the contact information of Jessica Herritty.