

17 June 2016

## North Claines Submitted Neighbourhood Plan – Wychavon DC Comments

The below comments are made by officers representing various departments of Wychavon District Council on the submitted North Claines Neighbourhood Plan for consideration by the examiner.

### Reiss Sadler/Andrew Ford – Planning Policy

Para 1.1 – replace ‘is’ with ‘are’ in final sentence of paragraph.

Para 1.12 – final sentence which refers to the publication of the draft NP should be removed.

Para 1.14 – needs to be updated in line with stage of preparation of NP i.e. “a consultation statement has been prepared” as opposed to “will be prepared” etc.

Para 1.15 – remove ‘draft’ from final sentence.

Para 1.17 – remove reference to emerging SWDP as it is now adopted.

Para 3.13 – replace “known and Old Drive” with known as Old Drive”.

Para 3.21 – replace “Hallow and Grimley is” with “are”.

Para 3.66 – site is called “SWDP45/4 Gwillam’s Farm (Worcester North urban extension)”, not North Worcestershire urban extension as referenced in this paragraph.

Figure 5.1 – Hindlip Park MDS in the Green Belt is an existing land use designation and should be moved in the key accordingly.

Policy NCH1B – although 48 dwellings on 1.6 hectares equates to 30dph, which is generally acceptable in line with SWDP13, it is considered fairly dense for the proposed location with regard to its setting and neighbouring properties. Also, the provision of 0.6 hectares of Green Infrastructure at a rate of 27% of the total site area of 2.2 hectares falls short of the 40% requirement set out in strategic policy SWDP5.

Policy NCH3 – include ‘and/or’ regarding requirement for a Local Needs Survey ‘or’ Strategic Housing Market Assessment.

Para 6.12 and Para 6.26 – policy SWDP14 is named Market Housing Mix.

Para 6.16 – remove full stop after ‘Home Choice Plus’ on sixth line of paragraph.

Para 6.57 – also make reference to SWDP6 Historic Environment.

Para 6.72 – SWDP39 is named Provision for Green Space and Outdoor Community Uses in New Development.

Policy NCD2 – remove # from end of policy.

Para 6.80 – reference SWDP27 Renewable and Low Carbon Energy policy also.

Para 6.93 – SWDP37 is named Built Community Facilities, SWDP38 is named Green Space.

Para 7.23 – should point 8 not read “the formation of a Neighbourhood Design Review Panel”?

Appendices 2.1 and 2.2 – List of Strategic and Generic SWDP policies need to be amended.

Appendix 2.1, summary of SWDP7 – Infrastructure Delivery Plan is Annex I of the SWDP.

## Elaine Artherton, Conservation

Paragraph 3.56 should also reference the Bevere Conservation Area appraisal, November 2011.

## Eileen Marshall, Landscape

Further to comments made to the draft Neighbourhood Plan consultation, the points raised have generally been addressed in the submitted Neighbourhood Plan.

The remaining 'bone of contention' from a Landscape perspective is the proposal, which remains in the Plan, for a new school (now outlined in Para 7.19) on open land to the south of the A38 Droitwich Road. From a landscape perspective, concerns remain as outlined at paragraph 4 of comments made on the draft Neighbourhood Plan, although some of the paragraph numbers may have changed:

There remain concerns from a landscape perspective with the proposed location of a new school. The proposed site is the only point within the village where countryside comes right up to the main road (A38) through the village – and this contributes to the distinct local character of this part of the village. Furthermore, it is the only point along the A38 through the village from which views out to the wider landscape beyond are afforded for the enjoyment of the general public – with views towards the elevated, vegetated areas around Worcester and distant views towards the Malvern Hills. This gives an appreciation of where the village sits in the wider landscape. Para 4.50 says '*Some people also raised the issue of needing more school places or a new school.*' It is not clear how many people raised the idea of a new school as a need but, significantly, this was not identified as a 'principal' need in the same way that health care facilities were (according to the document). It is therefore questioned whether the need raised by only some people (and there appears to be an alternative between more school places OR a new school – the former having the potential to be achieved without the latter) is a strong enough need to merit the loss of views enjoyed by the general public and the sense of place that these views impart. This area contributes to the local landscape character (landscape character being referred to in para 7.63). It is suggested that this open area is designated as an '*important green space*' as per Strategy para 6.5, or '*Local Green Space*' as per para 7.64, to be retained as an open space for the benefit of the village - in order that views may be maintained for the benefit of its residents and protected future generations (para 7.64). This need not be a usable open/green space (although it could be – this would not necessarily result in the loss of views) – it could continue to be grazed, bringing the countryside closer to the heart of the village; Strategy para 6.5 outlines that connections with the countryside, both visual and physical, should be maintained. To provide a school in this location would not meet the Vision for the NPA as outlined in para 5.5; as it would not retain or reflect the unique and distinctive character of this part of the village and would no longer allow residents to enjoy the countryside here. Neither would it meet objectives 7-9 as outlined in paras 5.6 and 7.47 – any development here would not protect or enhance the natural environment (and, as 7.47 advises, the environment was considered the most important issue for the Parish and the countryside the third most important). Para 7.54, Connections with the Countryside, says '*the*

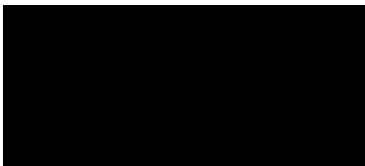
*‘countryside within the NPA is of significant importance to the local community’ and that it ‘provides an important visual function not only in itself but also in providing views of the landscape further afield.’* The site of the proposed school does exactly that – it is one of the few points within the village from which the landscape further afield can be seen. In my view, any development on this site would be inappropriate. The ‘aspiration’ outlined in para 6.6 to ‘provide a new primary school in place of the existing schools that are over-capacity and constrained in terms of expansion’ is acknowledged but it is suggested that alternatives are explored. Policy NCC1 is not supported in consideration of the location proposed for the new school (and potentially health and community facilities also, as outlined) and its impact on local landscape character and the public enjoyment of views of the wider landscape.

## **Jem Teal, Community Development**

Just to re-iterate that additional playing pitch provision would not be supported by the recently adopted playing pitch strategy which looks at demand and supply for formal sports participation and training, i.e. competitive sporting opportunities, however, there may be scope to provide space for informal sporting participation. The informal participation in sport is really important and directly affects people, for example the links between inactivity and obesity, mental health, etc. and as such with limited opportunities to access amenity space within the Parish.

Sport England have recently launched a new strategy which highlights the need for accessible amenity space/pitch provision and in light of this I think there is scope to consider the need for additional; playing fields within the Parish.

Kind Regards,



Reiss Sadler