

## **Representation to Reg 16 Draft Sedgeberrow Neighbourhood Plan: Land west of Winchcombe Road, Sedgeberrow (Winchcombe Road Nursery)**

1. Cerda Planning Ltd are instructed by Sheiling Homes to submit representations to the Regulation 14 draft Sedgeberrow Parish Neighbourhood Plan. Sheiling Homes have a legal interest in the Winchcombe Road Nursery site known within the Housing Background Paper (September 2021) as Site 17.

2. The Neighbourhood Plan contains three key policies in order to support the vision and objectives for Sedgeberrow Parish. These policies seek to influence the location of new housing within the Parish, protect important green spaces, and minimise flood risk through encouraging sustainable development.

3. This representation fully supports these policies and their aims to realise the vision for the Parish and does not seek to impede the work undertaken by the Parish Council. Rather, this representation seeks to realise the development potential for the Winchcombe Road Nursery Site to meet future housing need and allow the Parish to maintain control over new housing development in the village. This representation is split into 4 parts as set out in the response form commenting on each of the policies proposed and providing other comments in support of the plan strategy, the Winchcombe Road site and how the Parish can continue to influence development within the Parish as the South Worcestershire Development Plan emerges.

Housing Policy – SB1 – Land at Springfield Nurseries Site off Main Street

4. We largely support the allocation of this site for housing development, and the justification for doing so. The site is previously developed, the demolition of existing structures offers the opportunity for enhancing the visual appearance of the site, and the benefits that new housing development would bring are well known including meeting local housing needs. In addition, the allocation of part of the site for the provision of a community building is supported. Whilst there remain some concerns in respect of increased traffic in this area given the nature of Main Street the housing allocation is supported.

## Policy SB2 – Local Green Space Policy

5. This policy designates a number of Local Green Spaces within the Parish, which will be protected from development and this policy is supported. Specifically, the designation of land opposite the Winchcombe Road nursery site is welcomed at this entrance to the village. Development at the Winchcombe Road nursery site would complement this allocation and deliver additional green spaces in the village, contributing to the openness and tranquil rural character of the area.

### Policy SB3 – Flood Policy

6. In acknowledging the acute flooding and drainage issues in the Parish, this policy requires all new development to provide a Water Management Statement in order to confirm how water (both surface and waste) will be dealt with on the site and managed in the long term. The policy encourages the provision of sustainable drainage measures and support features that show a betterment in terms of surface water run off rates. This representation supports this policy and recognises the importance of reducing surface water run-off through water efficient measures.

7. The Winchcombe Road nursery site would be supported by an extensive drainage strategy to facilitate the provision of SUDS at the site and mitigate the identified surface water flooding issues in the eastern part of the site. The re-development of the site for housing and the demolition of the extensive existing buildings would dramatically increase the permeable area of the site and significantly reduce surface water run-off. To this end, the site has potential to deliver wider benefits to the parish in terms of water flood management improvements.

### Other comments

8. The Winchcombe Road Nursery Site: It is certainly notable that the site performed very well in the Site Assessments undertaken to support the plan and was the clear second placed preferred site for development behind the proposed allocation of the Springfield Nurseries Site. There are many similarities between the Winchcombe Road Nursery Site and the Springfield Nurseries Site, both are previously developed and containing existing built development (the site currently contains a rural workers dwelling, glasshouses, a number of other associated outbuildings and polytunnels). The site represents an important gateway into the village, which if left in its current redundant state has the potential to become an eyesore at this prominent site on the edge of the village. This plan provides the opportunity to allocate this site for housing development and ensure that the Parish is able to maintain control and influence over development in the settlement on this site which has clear local support. Matters of drainage, biodiversity and character can be addressed in a sensitive development scheme that would benefit this important gateway site into the future.

9. Alternative developments at the Winchcome Road Nursery Site: Comprised of previously developed land, located at the edge of the village and reasonably adjacent to the development boundary the site currently has the potential to support development that would accord with the adopted South Worcestershire Development Plan now. These alternative options to a market led housing scheme which are considered to be policy compliant include developing the site as a 'Rural

Exception Site' for affordable housing development and tourist related development such as a caravan or log cabin and camping site.

10. Housing need in Segdeberrow: It is noted that the overall housing need for Sedgeberrow has yet to be formally established. This is of some concern and may leave the plan open to challenge and could result in the plan becoming out of date or conflicting with the requirements of new South

Worcestershire Development Plan once the review of the plan progresses and is adopted. The housing requirement for the Parish is likely to be tested at the plan examination stage, and it is our submission that (as advised by the Planning Practice Guidance Reference ID: 41-009-20190509) this plan should consider allocating reserve sites for housing in order that emerging evidence of housing need is addressed and help to minimise any potential conflicts between the plan and a new South Worcestershire Development Plan. It therefore stands to reason that the site considered the second most preferable for development should be allocated for development or as a minimum identified as a reserved site. This would also prevent the plan being overridden by a new South Worcestershire Development Plan. It is also important to consider the justification for the plan as a whole – that is for the Parish to influence the location of new housing within the area and ‘take control’ over development. This is that exact opportunity and as such the second most popular site should be allocated. In making this decision it is important to take account of the fact that the preferred site for development in the Parish within the emerging South Worcestershire Development Plan (Land off Winchcome Road Plot B NDP ref 4) was only the fourth most popular site in the Options Survey which without sufficient land allocated may be thrust upon the Parish.

11. Provision of a community building: The allocation of part of the Springfield Nurseries Site for a community building and the Parish’s aspiration to deliver such a building is supported. The additional allocation of the Winchcombe Road Nursery site for development would enable an explicit requirement for a financial contribution towards the building to be secured through the allocation. This contribution would be of significant community benefit and help the Parish on the way to securing what would be a valued community asset an aspiration that can realistically be delivered through promoting additional development in the Parish.

#### Conclusion

12. Given the significant benefits to the Parish in maintaining control of its preferred options for housing growth and ensuring the plan is considered sound in terms of its delivery of housing growth it is considered that the Winchcombe Road Nursery site should be allocated for development alongside the Springfield Nurseries Site. As a minimum, the site should be allocated as a reserve site, which would be the perfect fallback position should the emerging South Worcestershire Development Plan identify a higher housing need or seek to allocate alternative less preferred sites.

**September 2022**