

SEDGEBERROW PARISH COUNCIL

www.sedgeberrowpc.org.uk

Chairman: Cllr Emma Kearsey

Clerk: Louise Gerber

2 Gibbs Close, Lower Moor, WR10 2NQ

Telephone 01386 861639

email: clerk@sedgeberrowpc.org.uk

Dear Chris Collison

Thank you for your letter dated 22nd September 2022 and the opportunity for the Parish Council to comment on the Regulation 16 representations.

Following review of the Regulation 16 representations the Parish Council would like to make a general comment in stating that it fully appreciates allocating land for future housing development and designating areas of local importance as protected green spaces can be particularly contentious especially where there are competing landowners and interests. Nevertheless, the preparation of the Plan has been evidence based and community-led in justification of each of the three policies (SB1, SB2 and SB3). The submission draft of the SBNDP currently under examination has evolved through a robust process of information, consultation, actively involving and reporting back to the community.

The following comments are made in response to specific matters raised in the representations detailed below:

1. [Rebecca McLean, Severn Trent dated 15th August 2022](#)

Under subheading section 'Green Open Spaces Policy' the inclusion of the following text is suggested "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Supporting Text: We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits."

The Parish Council would like to support the inclusion of this text should the Examiner wish to modify Policy SB2 Local Green Space and its reasoned justification.

2. [Peter Loomes, Response form: Section titled 'Green Space Policy'](#)

This representation suggests Policy SB2 Local Green Space is out of date and should be revised. One of the three reasons cited states that "One area of proposed green space has already been granted planning consent for four houses".

It is understood Mr Loomes is referring to GS 5 'Orchard adjacent to 74 Winchcombe Road' as shown in figure 1 and approved Permission in Principle application reference W/22/00558/PIP for up to 4 self-build dwellings. The

approved block plan accompanying the PIP application is shown in figure 2 below which clearly shows the area identified as GS5 as "Orchard area retained". This area will remain in its undeveloped state should this permission be implemented. Policy SB2 is therefore up to date in this respect.



Figure 1 - SBNDP Local Green Space GS5 'Orchard adjacent to 74 Winchcombe Road'



Figure 2 - Block plan approved under reference W/22/00558/PIP

3. [Jamie Lewis, Howard Cole Response form with attached comments date August 2022](#)

Paragraph 3.11 notes that Policy SB1 seeks a minimum of 20% of the overall site area to provide multifunctional Green Infrastructure (GI) which falls below that required under SWDP5 (Green Infrastructure) and states "there is no certainty that such a facility will be delivered". The whole notion of neighbourhood planning and localism is for communities *to develop a shared vision for their neighbourhood and shape the development and growth of their local area... Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area* (PPG, Paragraph: 001 Reference ID: 41-001-20190509). This often involves finding local solutions to local problems. A shared local aspiration is to provide a dedicated community building with associated parking in a central part of the village within proximity to the school. The provision of land to come forward as part of the site allocation under SB1 will progress that aspiration and the greater share vision of a dedicated community building with associated parking. Furthermore, community grant funding of £250k has been secured from Wychavon District Council towards a future building – see letter at appendix 1.

4. [Natasha S. Blackmore da Silva, Sheldon Bosley Knight – Reg 16 Response form with attached comments date 31st August 2022](#)

The first bullet point on page 4 states "Sites GS3 & GS4 are completely screened by fencing, long-established agricultural buildings, other houses and/or mature hedging and there is no public visibility to GS3 & GS4. These sites can hardly be considered significant when there are not visible from the local area." In regard to GS3 and whether or not there are significant views from the local area into or across the site, Figure 3 below shows views across the site (GS3) at the point of assessment in October 2020 and Figure 4 shows the recent metal sheeting that has been erected to the side of the existing agricultural building. It is unclear what purpose this new sheeting provides in terms of being reasonably necessary for the purposes of agriculture within that unit. Furthermore, the significance of the view is not the sole reason for designation as important local green space as evidenced in the Local Green Space Background Paper.





Figure 4 – GS3 Land to rear of Church on 10/10/2022

Similar screening of significant views from the Village has been erected along part of the boundary of GS4. Figure 5 below shows views across the site (GS4) at the point of assessment in October 2020 and Figure 6 shows the recent fencing which has been erected along part of the site boundary.



Figure 5 – GS4 Orchard to rear of Forge Cottage, Winchcombe Road on 06/10/2020



Figure 6 – GS4 Orchard to rear of Forge Cottage, Winchcombe Road on 12/10/2022

APPENDIX 1

WYCHAVON

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcs. WR10 1PT
T: 01388 585000 DX25934 Pershore www.wychavon.gov.uk

4 August 2022

Louise Gerber
Clerk to Sedgeberrow Parish Council

Dear Louise

Community Legacy Grant offer letter

Thank you for submitting a Community Legacy Grant application for the Sedgeberrow Community Hub.

Following a detailed assessment of all the applications by our Communities and Funding Advisory Panel and consideration by our Executive Board, I'm pleased to inform you that we would like to offer your parish council a Community Legacy Grant of £250,000 against a total project cost of £999,000

Your Community Legacy Grant offer is subject to your agreement to the attached terms and conditions and a special condition that before the project commences the parish council provides us with the following information:

- a detailed carbon assessment – we can supply a template for this
- an up-to-date project plan
- confirmation of the project finance details
- confirmation that all match funding is secured.

We will make payments into your bank account in accordance with the key project milestones and payment schedule set out below. If you would like to discuss any variations to this schedule please contact me.

Date	Project milestones	Payments
End October 2023	<ul style="list-style-type: none">• Special conditions met• Obtain planning permission• Contractor appointed• Project started	£100,000
End April 2024	<ul style="list-style-type: none">• Groundworks completed	£100,000
End October 2024	<ul style="list-style-type: none">• Building construction completed, second fix	£50,000
March 2025	<ul style="list-style-type: none">• Project completed• Review	

If you would like to accept the grant offer, please carefully read the attached terms and conditions then sign and complete the attached grant acceptance form and return it to me by email by **31 August 2022**.

Tracy Perkins
Communities and Engagement Officer
Direct Line: 01388 585617
tracy.perkins@wychavon.gov.uk



We have assigned a project monitoring officer for each successful Community Legacy project. They will be your first point of contact for any matters relating to your grant. Your project monitoring officer is David Manning. He will be in contact with you shortly to introduce himself. He is responsible for arranging the release of funds and liaising with you about project delivery. You can contact him by email at david.manning@wychavon.gov.uk or on 01386 565478.

Congratulations on your successful Community Legacy Grant application. We look forward to hearing how your project progresses.

Yours sincerely



Tracy Perkins
Communities and Engagement Officer

Copy to: Councillor Emma Kearsey
Clive Jackson Sedgeberrow Parish Council
David Manning

Enclosures: Terms and conditions
Grant offer acceptance form