

## Sedgeberrow Submitted Neighbourhood Plan Consultation



### RESPONSE FORM

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

**This consultation runs from Monday 18 July to 5pm on Monday 5 September 2022.**

All comments will be made publicly available and identifiable by name and organisation (where applicable). The personal information you provide on this form will be held and processed in accordance with the requirements of Data Protection Legislation. More information on how we will hold your data can be found at:

<https://www.wychavon.gov.uk/privacy-policy>

Please fill in your details in the boxes below:

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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):

Housing Policy

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

It appears that the housing policy for the Sedgeberrow NDP has been manipulated to remove the preferred development site away from the land adjacent to the Parish Council Chairpersons' property to land on Main Street, in an area of the village that suffers massive congestion at peak times already.

In the first consultation survey conducted by the Sedgeberrow NDP Subcommittee, the preference was for smaller infill developments within the Parish. Several landowners had offered sites that met this requirement, enough for the village plan to achieve the development objectives for 2030. Before this survey was published, it appears that the Parish Council Chair had agreed with Wychavon Council a memorandum of understanding to have the preferred SWDP site moved from land adjacent to her property to the ground on Main Street. Land which has had planning permission rejected many times due to access and congestion issues. There is also a claim by the Parish Council chair that at a meeting of villagers in January 2019, there was an overwhelming vote for the land on Main Street to become the preferred site. There is no record of such a vote, and people who attended this meeting do not recall a vote taking place. Instead, the Parish Council chair presented the Main Street site as a somewhat of a 'fait accompli'.

A subsequent survey appeared to be engineered to sway people to the Main Street site with the promise of providing space for a new village hall and carpark. There is no reference in the plan as to how the village hall and carpark would be funded. Another site, with access to Cheltenham Road had been offered with the inclusion of a village hall and carpark. This site was not considered. Instead, it was identified unilaterally by the Steering Group as green space.

There has been little transparency during the development of the plan. The sub-committee formed for the plan's development is operating outside of the Parish Council's own standing orders. Councillors are supposed to vote on all significant decisions, but this has not been the case; there is little evidence of the Parish Council being consulted and asked to vote on decisions. There was also no conflict of interest registered by the Chairman of the Parish Council who also Chaired the Steering Committee concerning the land adjacent to her property.

Several policies have been omitted; the Steering Group say this is because of time issues. It appears this is more likely that they may undermine the preferred site chosen, it seems by the Chairman of the Parish Council. How can a plan that is supposed to take the village through for 10 year with a development of 26 houses be acceptable without an environmental policy and traffic policy? There is bound to be an impact on both of these with such a major development.

At the time the plan was published to the village, there was no publication on the reasons why sites had been rejected. This again reflected a lack of transparency in the preparation of the plan. Recently, the Parish Council objected to a planning application all of the objections they raised, can be applied to the Steering Committee's chosen site in the NDP.

Since the first publication of the plan there has been planning applications submitted for 27 properties in the village. Eight of the properties have been approved, with 10 appearing to be nearing approval and 9 at the early stages. One of the applications includes parking and access to the school. The NDP was making provision for 26 properties. I would therefore suggest that the plan is currently outdated and the housing policy needs to be reviewed.

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](mailto:policy.plans@wychavon.gov.uk) or post it to Planning Policy, Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.