

Cleeve Prior Submitted Neighbourhood Plan Consultation

RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Cleeve Prior 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 9am Tuesday 2 May to 5pm Wednesday 14 June 2017.

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: West Country Developments Ltd

Organisation (if applicable): As above

Address (including postcode):

██████████
██████████

Telephone number:

██████████

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):

Policy CP11 and supporting paragraphs

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

See separate letter

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.



Date: 7th June 2017

Policy Section
Wychavon District Council

Our Ref: M14/1101-04

Your Ref:

By email only:

Dear Sir

RE: CLEEVE PRIOR NEIGHBOURHOOD PLAN

We represent West Country Developments Ltd. The company has agreements with the owners of the Gypsy and Traveller land at Evesham Road and has taken a keen interest in the formulation of the Neighbourhood Plan over the past 4 years. In short the company is supportive of the principle of development of the site as set in the Neighbourhood Plan and in particular Policy CP11. I address some points in relation to the policy and the supporting text in more detail below.

Boundary of the site – the boundary of the site as shown on the Proposals Map needs to be amended by including all land which fronts the Evesham Road. At present 3 small pieces shown white are excluded.

Principle of residential development – we accept the principle of residential development for the site.

Dwelling numbers – an indicative layout has been prepared and shared with the Parish Council which showed 62 market dwellings. This is within the range of 40 to 80 indicated in the policy. This is the minimum number of market dwellings necessary to ensure a viable development assuming no low-cost housing.

“Low density” – this term is superfluous in the context of the policy which sets a range of dwellings.

High Quality Design – the development will be high quality

Size, scale and density – this bullet point is superfluous. Better would be, “no part of the development shall be more than two-storey with accommodation in the roof space”.

Mix of building styles and sizes – the indicative scheme for 62 dwellings included bungalows with accommodation in the roof space and 2 storey dwellings. An element of the bungalow accommodation can be reserved as “age restricted” for over 55’s. An element of low cost accommodation in the form of starter homes or “Rent to Buy” could be possible subject to viability. As stated above, there will need to be at least 62 market dwellings and any low-cost accommodation would be in excess of this.

Landscape and bio-diversity – an appropriate landscape scheme will be submitted with the planning application. An ecological survey has recently been carried out for the site.

Access and parking – a suitable safe access will be provided for any development and sufficient car and cycle spaces will be provided. It is not appropriate for the NP policy to insist upon a roundabout.



Bus laybys – at this stage it is not appropriate for a NP policy to insist upon bus lay-bys. A better phrase would be, “consideration should be given to improving public transport infrastructure in the vicinity of the site”.

Alternative accommodation for the existing residents – all existing owners and tenants have alternative accommodation to move to. This accommodation includes bricks and mortar, and authorised Gypsy and Traveller pitches outside South Worcestershire. The development of the site is necessary to allow the residents to re-locate and there will be no additional demands on Gypsy and Traveller accommodation in South Worcestershire as a result of the redevelopment. It is not necessary or appropriate for the policy to require development to be conditional upon alternative accommodation being found.

Planning Brief – the development will be the subject of a single planning application. It is a requirement of the agreement with the owners that the site is vacant upon possession. There is no need for a Planning Brief and such a requirement in the policy is inappropriate.

Contributions – any contributions towards local sports, leisure and community facilities can only be sought in accordance with rules in NPPF/PPG. Reference to seeking contributions is inappropriate in the policy.

Supporting paragraphs

Para 5.50 – the living conditions at the site are extremely poor for the residents. There is no prospect of “restoration and sound management”.

Para. 5.61 to 5.75 – we concur with the view that the general thrust of Policy CP11 is in general conformity with the policies of the South Worcestershire Development Plan and fulfils the basic conditions of the Neighbourhood Plan Regulations. The justification as set out is comprehensive and is supported by our client.

Next Steps

West Country Developments will continue to participate in the Neighbourhood Plan process. Following this current stage of consultation, it is the intention of our client to engage again with the Parish Council to discuss the detail of a forthcoming planning application for the development of the site.

Yours faithfully



STEPHEN HINSLEY
SENIOR DIRECTOR
For and On Behalf Of
TETLOW KING PLANNING