

Phillpots, Julie

From: Galvin, Amanda
Sent: 06 February 2019 15:06
To: Sadler, Reiss
Subject: Pebworth Neighbourhood Plan comments

Hi Reiss – Property Services comments on behalf of Wychavon District Council as landowner:

The plan does not refer to the Council's site in Chapel Lane in the context of housing development. The only reference to it is that the Parish wish to explore creating a community orchard on the site. This site has been subject to two prior planning applications in partnership with a housing association for 14 and 12 dwellings and has had officer approval twice.

The Neighbourhood Plan's comments on Housing Para 5.5 to 5.12 highlight the lack of 2 and 3 bedroom affordable homes, the resident's general support for small schemes, and the imperative to identify such schemes.

Although the Council's site is presently an exception site, it requires only a minor adjustment to the settlement line to effectively be an infill site and would not erode the open country side and views that the Parish value. It is immediately deliverable and does not present any highway or flooding issues. The last planning application identified 12 dwellings on a site area of 4048 sq. m which is consistent with the 30 dwelling per hectare recommendation for rural areas.

The nursery site that the Parish has identified as suitable does have some issues to overcome before it can be delivered (see Parish's own narrative of site assessments). It also requires extending the development boundary significantly. The density the Parish indicates for this site is under the SWDP13 recommended density.

In the circumstances the Council objects to its site being excluded from the Plan as a prospective affordable housing site. Officers would recommend the Council to not agree to make the site available as a community orchard.

Amanda Galvin
Property Department
Wychavon District Council