

Attention of Strategic Planning

I act on behalf of Bishop Properties Limited, Paul Wild and Charter Interiors Limited as the owners of land to the south-west of Callow Hill Road, Alvechurch and refer to the email of 28th June 2018 from Matt

Stanczyszyn inviting representations on the Alvechurch Parish Neighbourhood Plan Consultation and am please to set out below my comments.

The above land was reviewed within the Strategic Housing Land Availability Assessment (SHLAA) 2015 (BDC88) and is considered as a site with *Green Belt Potential* with no physical constraints. The site will be promoted for residential allocation through the review of the Green Belt and the Local Plan due late 2018 to early 2019.

Section 2: Alvechurch Parish Today and Key Issues

Section 2, Paragraph 2.7 says that the Alvechurch Parish Neighbourhood Plan (*APNP*) will need to be reviewed once the Green Belt Review has been undertaken which is agreed and the review will be welcomed by my clients once the Local Plan has been adopted.

In Paragraph 2.13, the Parish Council acknowledges that Alvechurch Village no longer has areas for residential development and will look towards the edge of the village to release green belt land in the most sustainable locations.

When the time is right my clients will be pleased to demonstrate the deliverability of the land to the south-west of Callow Hill Road as a fitting a sustainable residential development with the Redditch to Birmingham railway line providing a defined western boundary line.

Section 4: The Policies of the APNP

Policies for Housing

Policy H1 "Locations for New Housing Development"

This sets out principles to support applications for residential development with item (a) stating that new housing development will be supported in principle if *it is located within the designated Alvechurch Village settlement boundary* but had already anticipated the need for release of green belt land with a consequent revision of the APNP when it said in paragraph 2.7 *The current restrictions on new building in the Green Belt mean options for future development in Alvechurch parish are limited due to the lack of available development land. For further development to take place Bromsgrove District Council (BDC) will need to review the district's Green Belt boundaries.* and in paragraph 2.12 *The Bromsgrove District Council Local Plan allocates enough land up to 2023 for Bromsgrove's related housing needs without using land in the Green Belt. Therefore if we are to support the needed housing for the district after that it will have to be on land taken out of the Green Belt land via a Bromsgrove District Plan review* and in paragraph 2.13 *if Alvechurch village is to have more sustainable and affordable housing after 2023 then land around the edge of the Alvechurch Village will need to be released*.

The above is fully supported by my clients as confirming the need to review the APNP and the settlement boundaries to accommodate additional housing.

Policy H7 “New Housing, Improved Services and Facilities”

This looks at the improvement of services and facilities including the conservation of wildlife and creation and maintenance of canal-side and countryside footpaths. My clients will be pleased to demonstrate their proposal to meet these wishes.

Policies for Leisure, Health and Well-Being

Policy LHW 3 “Improvement To, And Protection of, Open Spaces”

LHW 3 promotes the improvement and protection of open spaces, and lists the Worcester and Birmingham Canal and towpath as “open space valued by the community”. My clients will work with both the Parish Council and the Canal and River Trust to ensure the residential development maximises the treatment of the canal frontage for the benefit of the village and the development.

Policies for Getting Around “Transport”

Improving Road Safety

Paragraph 4.383 encourages the use of traffic calming measures to improve safety in Alvechurch Parish. This is supported fully by my clients who consider it an essential consideration in its planned residential layout and access arrangements so as to ensure a safe and sustainable scheme capable of catering both for current and future traffic requirements.

Section 5: Future Growth in the Parish and Section 6: Monitoring and Review of the Plan

My clients agree that once the Local Plan has been reviewed that the Neighbourhood Plan should then also be reviewed to look at the amendment of existing settlement boundary so as to accommodate additional housing.

Summary

My clients support the draft Neighbourhood Plan prepared by Alvechurch Parish Council which they feel aims to address the long-term requirement for housing and the need for Green Belt land to be released to accommodate this.

Please do not hesitate to contact me if you require any further information

Kind regards

Peter

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