

Our Ref: NH/SAC

6 November 2013

Also sent by email to: [stragicplanning@bromsgrove.gov.uk](mailto:stragicplanning@bromsgrove.gov.uk)

Strategic Planning, Planning & Regeneration  
Bromsgrove District Council  
The Council House  
Burcot Lane  
Bromsgrove  
Worcestershire  
B60 1AA

FISHER GERMAN LLP  
2 BIRCH COURT  
BLACKPOLE EAST  
WORCESTER  
WR3 8SG  
**Telephone 01905 453275**  
Fax 01905 453764  
[www.fishergerman.co.uk](http://www.fishergerman.co.uk)

Dear Sir/Madam

**RE: REPRESENTATION FORM FOR BROMSGROVE DISTRICT COUNCIL PROPOSED ADMISSION DOCUMENT  
LAND ADJACENT TO BILLY LANE, BARNT GREEN**

Please find enclosed a completed Representation form, which argues that the BDP is unsound. We are making representations on this basis, as we believe that the land extending to 0.86 and 0.72 hectares respectively on the attached plan, should be included for residential development within the BDP. The land benefits from good access onto Billy Lane and Pike Hill Lane. The land is currently used for amenity/equestrian purposes and has limited agricultural commercial viability. The land is therefore perfectly suited for residential development, as it is enclosed with residential properties and public highways.

I look forward to hearing from you.

Yours faithfully



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**Part B (see Note 1 and Note 8 para 4.2)**

**Please use a separate Part B form for each representation you wish to make**

Name or Organisation (see Note 8 para 4.1)

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1. To which part of the BDP does this representation relate?

Page:	Paragraph:	Policy:
Policies Map:	Other document:	

If your representation does not relate to a specific part of the document, or it relates to a different document, for example the Sustainability Appraisal, please make this clear in your response.

2. Do you consider the BDP is legally compliant? (see Note 2)

Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
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3. Please give details of why you consider the BDP is not legally compliant. Please be as precise as possible. If you wish to support the legal compliance of the BDP, please also use this box to set out your comments. (Continue on a separate sheet /expand box if necessary)

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4. Please set out what change(s) you consider necessary to make the BDP legally compliant, having regard to the issue(s) you have identified above. You will need to say why this change will make the BDP legally compliant. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary) (see Note 8 para 4.3)

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5. Do you consider the BDP is sound? (see Note 3)

Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
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Do you consider the BDP is **unsound** because it is not:

(1) Justified (see Note 4)	<input type="checkbox"/>
(2) Effective (see Note 5)	<input checked="" type="checkbox"/>
(3) Consistent with national policy (see Note 6)	<input checked="" type="checkbox"/>
(4) Positively prepared (see Note 7)	<input type="checkbox"/>

6. Please give details of why you consider the BDP is unsound. Please be as precise as possible. If you wish to support the soundness of the BDP, please also use this box to set out your comments. (Continue on a separate sheet /expand box if necessary)

THE PLAN SHOULD INCLUDE THE AREA EDGED IN RED ON THE ATTACHED PLAN. THE LAND IS ~~B~~ SUITABLE AND CAPABLE OF BEING DEVELOPED FOR RESIDENTIAL PURPOSES.

7. Please set out what change(s) you consider necessary to make the BDP sound, having regard to the test you have identified at 6 above. You will need to say why this change will make the BDP sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary) (see Note 8 para 4.3)

THE LAND OFFERS NO ECONOMIC /COMMERCIAL AGRICULTURAL VALUE AND IS SURROUNDED BY RESIDENTIAL PROPERTY OR PUBLIC HIGHWAYS.


*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s), as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.*

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

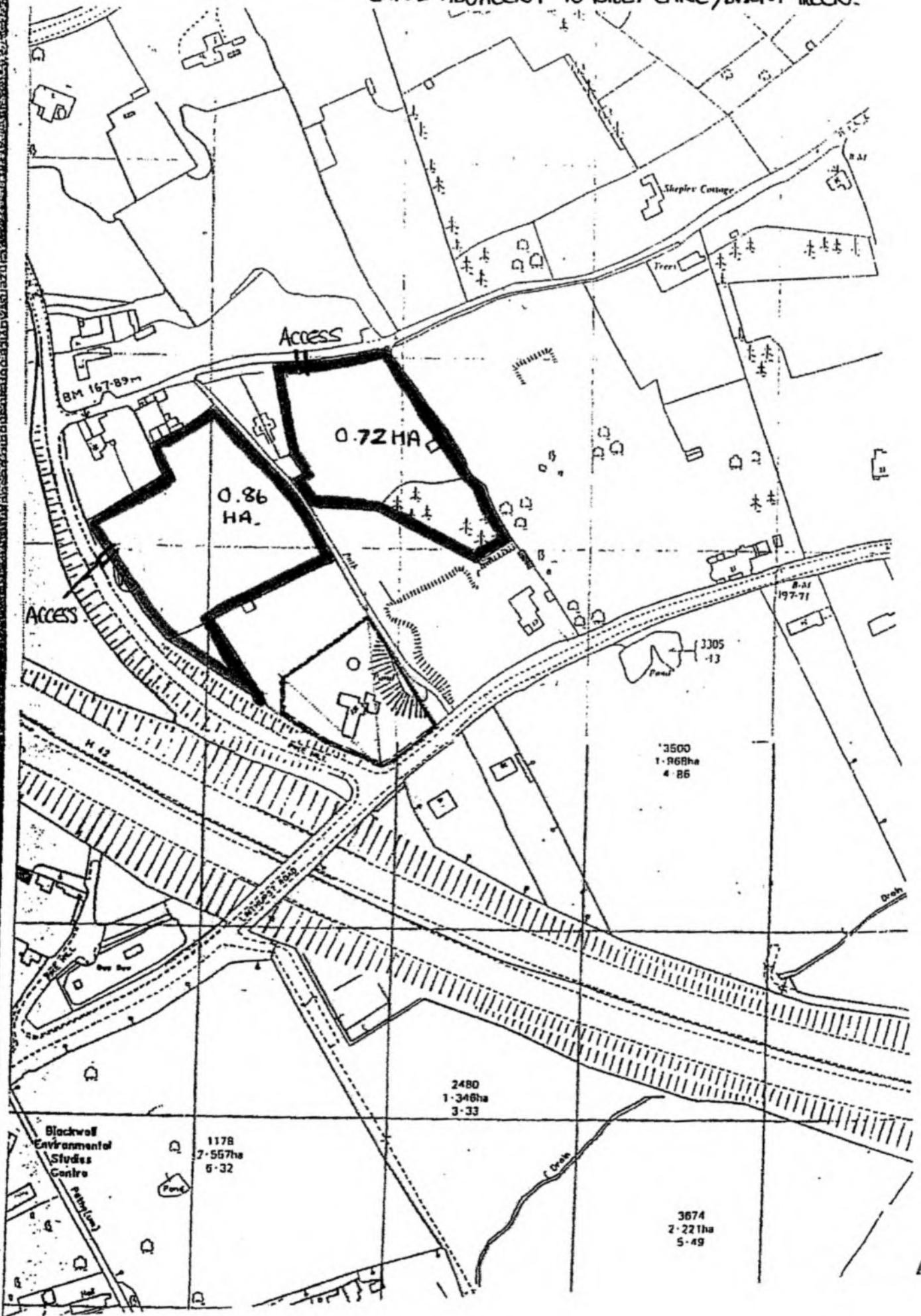
8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? *Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>
Yes, I wish to participate at the oral examination	<input type="checkbox"/>

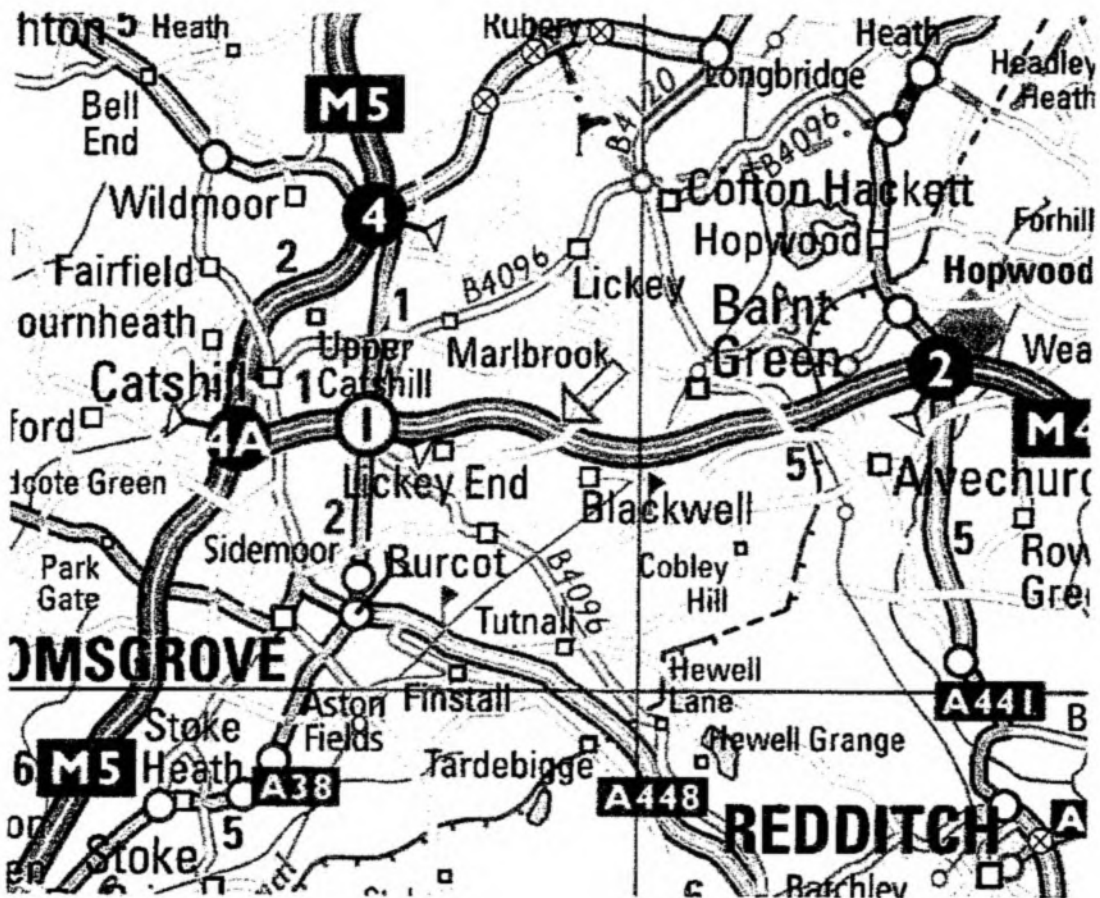
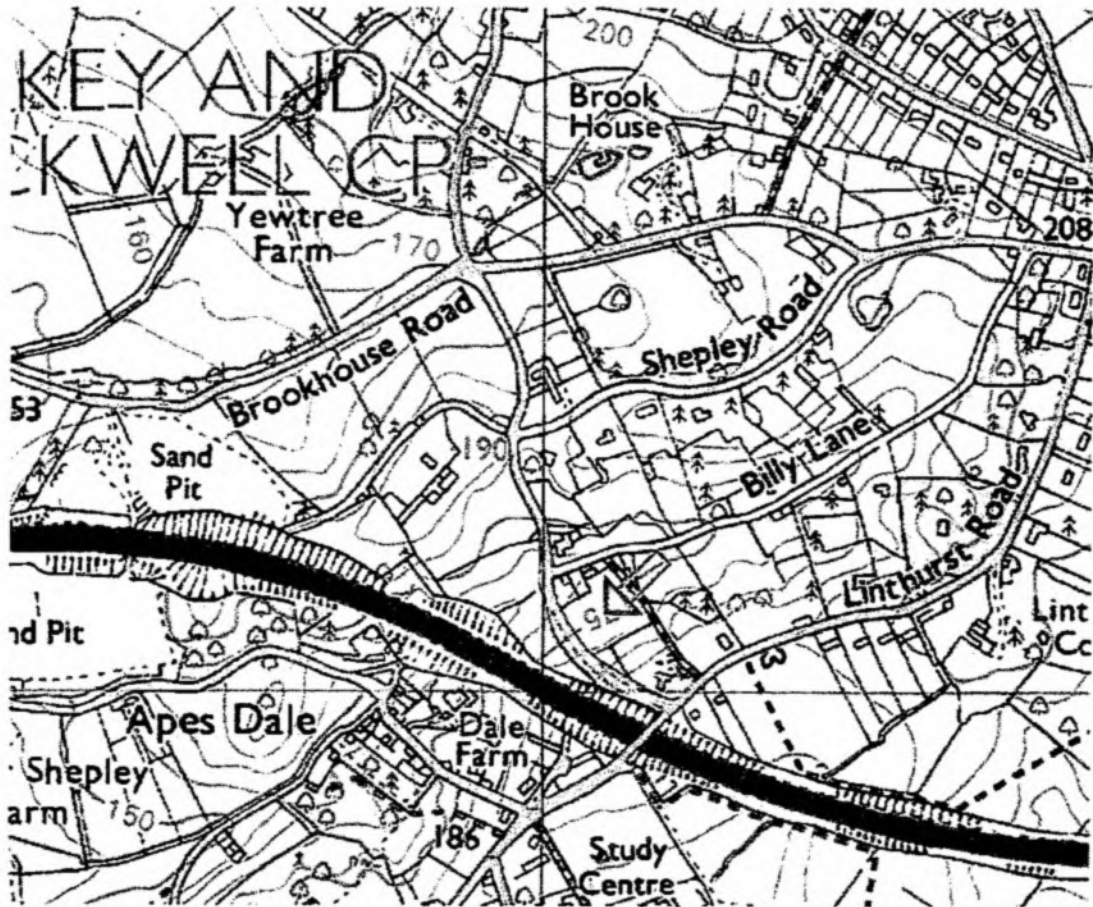
9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. (Continue on a separate sheet /expand box if necessary)

Signature:  Date: 4 NOV 2013

LAND ADJACENT TO BILLY LANE, BARNET GREEN.



Land at Bant Green



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Dear Sir/Madam

**RE: LAND ADJACENT TO BILLY LANE, BARNT GREEN**

Please find enclosed a completed Site Identification Pro-forma form for Bromsgrove Strategic Land Availability Assessment. As you will see, the site area described above extends to 0.86 hectares and 0.72 hectares respectively, which is also indicated on the attached site plan. The land benefits from good access onto Billy Lane and Pike Hill Lane. The land is currently used for amenity/equestrian purposes and has limited agricultural commercial viability. The land is therefore perfectly suited for residential development, as it is enclosed with residential properties and public highways.

I look forward to hearing from you.

Yours faithfully



Enc: Site Identification Pro-forma

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# Bromsgrove Strategic Housing Land Availability Assessment

## Site Identification Pro-forma

Bromsgrove District Council is undertaking a Strategic Housing Land Availability Assessment (SHLAA). The draft methodology and further copies of this form are available at [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk). This form should be completed to suggest sites that you think should be considered by Bromsgrove District Council for their availability for housing over the period to 2026.

**Although the SHLAA will be an important evidence source to inform plan-making, it will not, in itself, determine whether a site should be allocated for housing development.** However, any site information you do provide now will be invaluable in helping to form a broad development strategy for the district.

Please return this form and a plan (scale 1:1250) clearly identifying the boundary of the site to Andrew Fulford, Planning Policy Section, The Council House, Burcot Lane, Bromsgrove, Worcestershire, B60 1AA. By 2nd May 2008.

If you have any queries regarding any aspect of the SHLAA please contact the Strategic Planning Team on either 01527 881323 or 01527 881314.

Please use a separate form for each site and complete the form to the best of your knowledge.

**DO** submit sites that:

- Are likely to become available for housing development or redevelopment in the next 20 years
- Are of any size, no minimum site size has been set for the assessment

**DO NOT** submit sites that:

- Already have planning permission for development unless a new or different proposal is likely in the future;
- Are outside the Bromsgrove District Council local authority area

### Your Details

Name MR RODNEY YATES. (OWNER)

MATTHEW BARKER (AGENT)

Address C/o Fisher German LLP, 2 Birch

Court, Blackpole East, Worcester,

Post Code WR3 8SS

I am (please tick all that apply)

The landowner  A Planning Consultant  A Developer

A land agent  A Registered Social Landlord

Other please specify

### Site Details

Site Address LAND ADJACENT TO BILLY LANE

BARNT GREEN, BROMSGROVE,

WORCESTERSHIRE, B60 1QL.

Site Area (Hectares) 0.86 HA and 0.72 HA-

Current Use AMENITY / EQUESTRIAN USE.

Type of Site (eg. greenfield, previously developed land)

GREEN FIELD.

Means of access into the Site

TWO ACCESSES TO THE SITE AS MARKED ON ATTACHED PLAN.

Access to Public Transport (eg. bus, rail)

0.6 MILES = BUS STOP.

1.0 MILE = BARNT GREEN TRAIN STATION.

Availability of Utilities & Services (eg. water supply & sewage disposal)

UNKNOWN BUT WATER + ELECTRIC EXPECTED AT ROADSIDE.

Relevant Planning History (Please provide planning application number if available)

CO UK  
I have enclosed a map clearly showing

the site boundary (scale 1:1250)  
1:2500

Yes

No

Preferred means of contact:

Post

E-mail



**Are there any factors that might make the site unavailable for development ?**

Ownership Constraints

NO.

Awaiting relocation of current use

NO.

Level of developer interest, if known (low, medium, high)

UNKNOWN. - HAS NOT BEEN EXPLORED.

Is the site viable for residential or mixed use (including residential) development considering local, regional and national planning policies ?

YES.

Likely time frame for development

5 years (2008-2012)



5-9 years (2013-2016)



10-18years (2017-2026)



**Are you aware of any sustainability issues or physical constraints that might make the site unsuitable for development ? (The Local Plan proposals map should assist you in identifying some of these constraints). Please answer to the best of your knowledge**

Environmental Constraints (eg. Flood plain, site contamination)

NOT THAT ARE KNOWN.

Other Designations (eg. Conservation area, Green Belt)

GREEN BELT.

Physical Constraints (eg. Topography, TPO's)

NO.

Planning Policy Constraints (eg. Designated employment sites)

NO

If so, could interventions be made to overcome the constraints ?

**Number of Dwellings**

What is the estimated number of dwellings that could be provided on the site taking into account:

- The type of development likely to be suitable (purely residential or mixed use)
- The height and character of surrounding buildings

5 - 15 HOUSES .

**Other Issues**

Is there any other information regarding this site that would be useful for us to be aware of ?

[Empty box for other issues]



Signature

Date



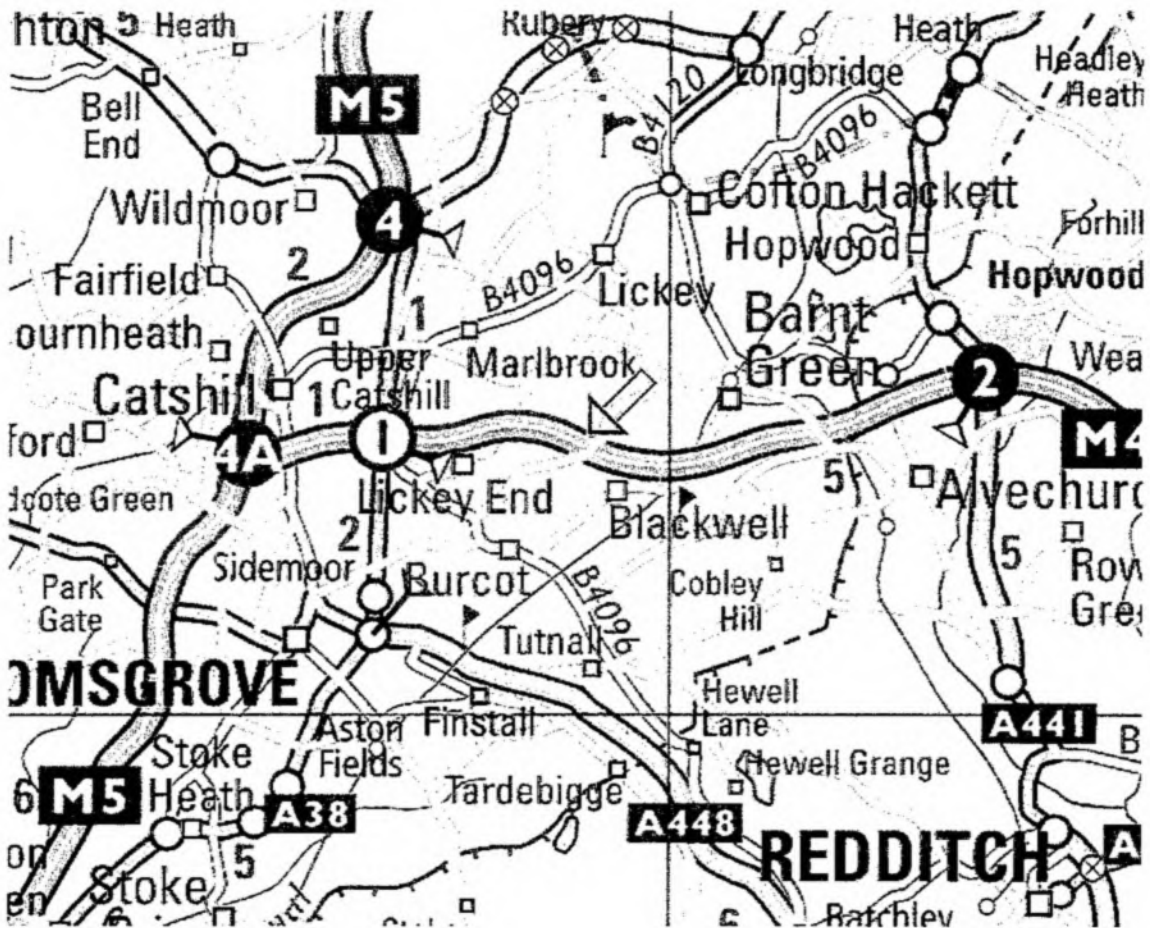
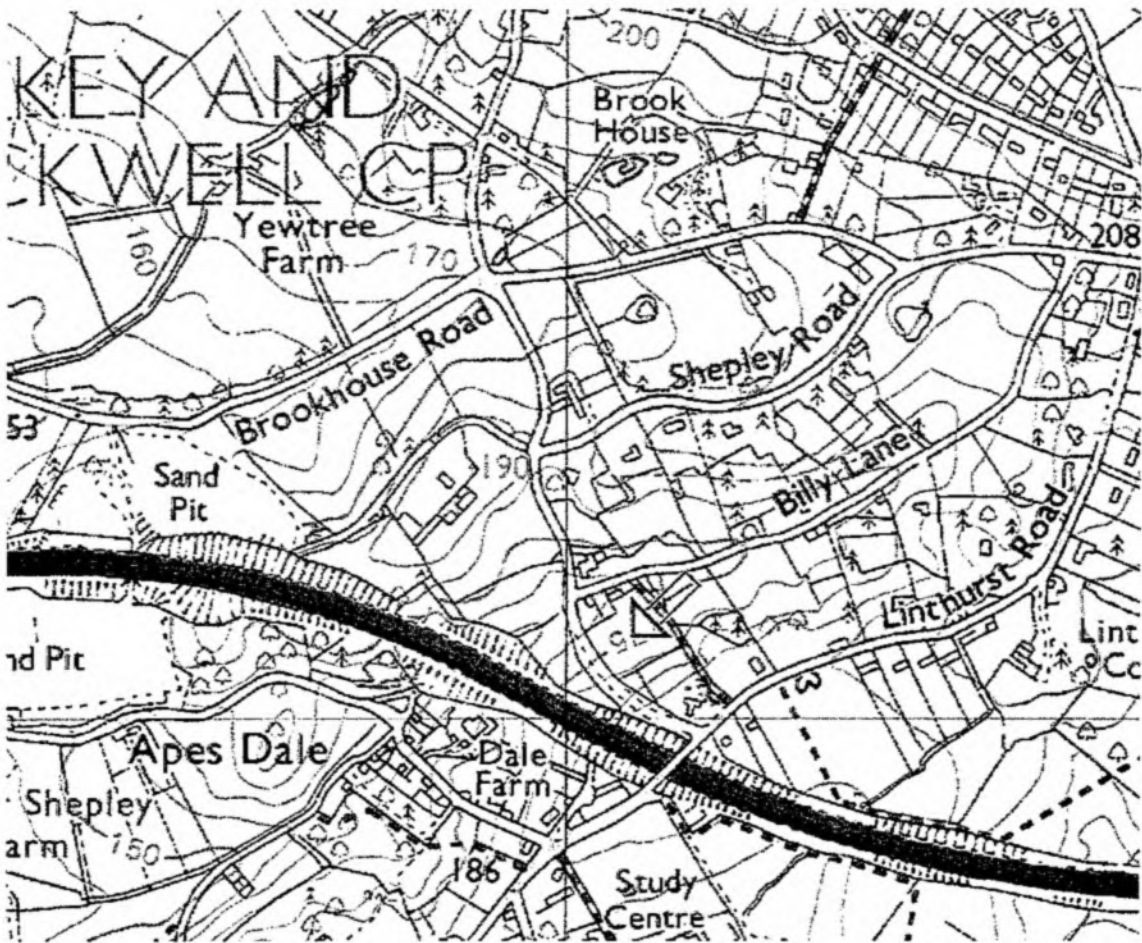
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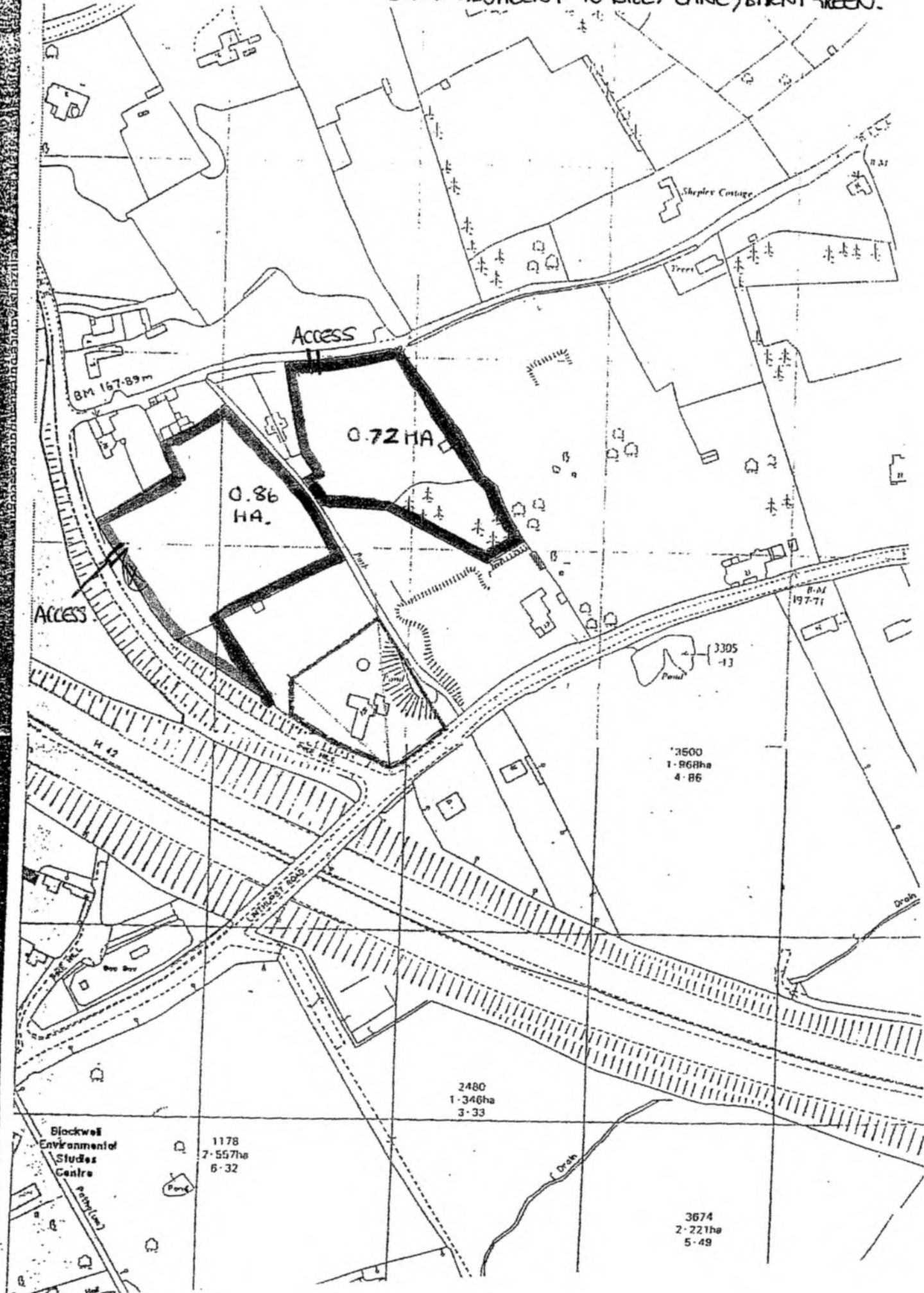


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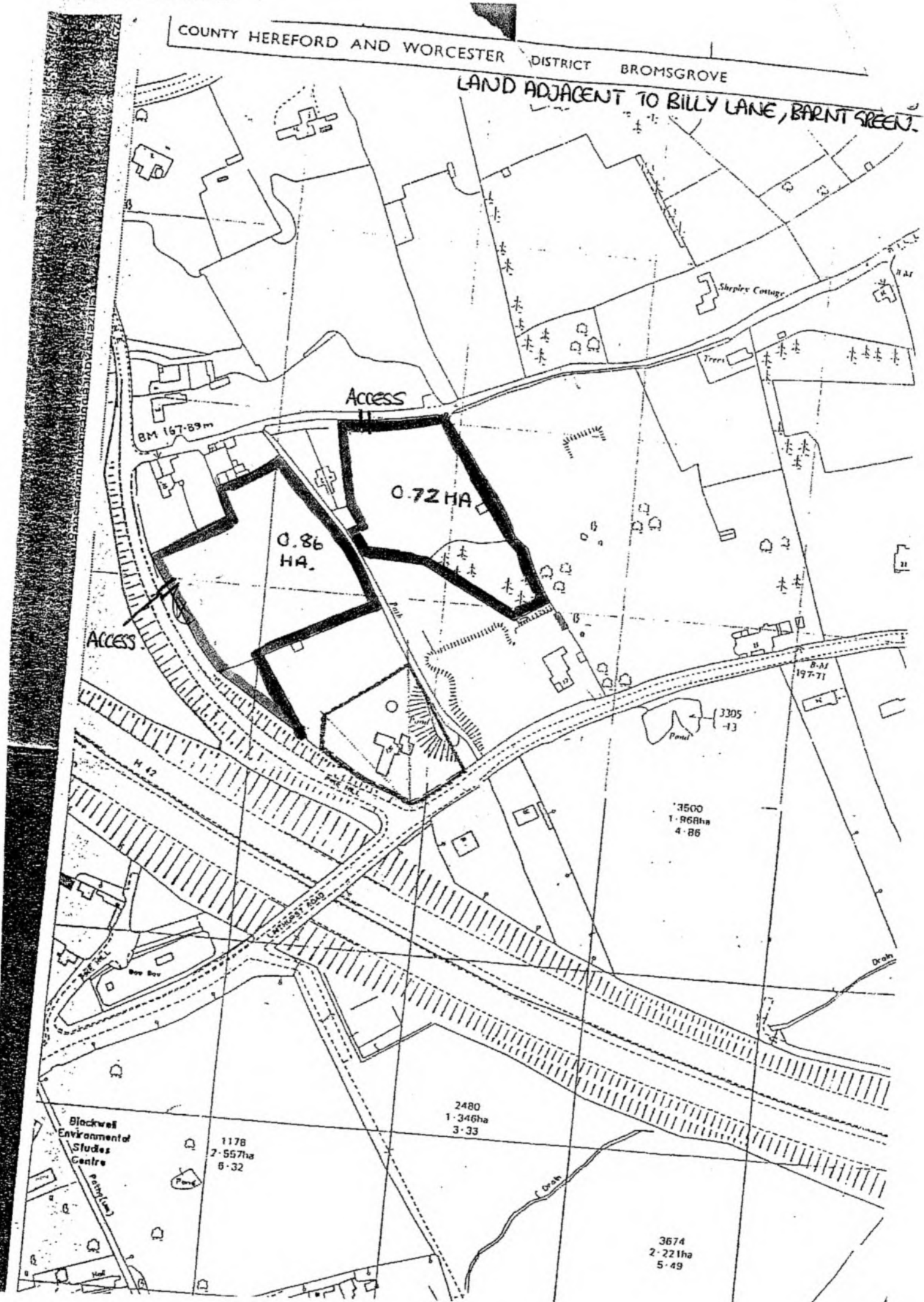
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