

Regulation 16 Consultation on the Submitted Broadwas and Cotheridge Neighbourhood Plan RESPONSE FORM

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

This consultation runs for six weeks from Friday 15th February to 5:00pm on Friday 29th March 2019.

If you wish to comment on the draft Broadwas and Cotheridge Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 29th March 2019 to:**

Email: policy.plans@malvern hills.gov.uk , or by

Post: Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

The personal information you provide on this form will be held and processed in accordance with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation 2018.

Please note that your name and comments will be made publicly available when displaying the outcome of this consultation and cannot be treated as confidential. Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published. Your details will be retained in order for us to validate your comments. We will use these details to notify you of the progress on the Broadwas and Cotheridge Neighbourhood Plan. If you do not wish to be notified of the progress of the Neighbourhood Plan please let us know by ticking the appropriate box at the end of this response form.

Please fill in your details in the boxes below:

Full Name: Mr Gregory Gray

Organisation (if applicable): Gregory Gray Associates

Address (including postcode):

Telephone number:

Email address:

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Paras. 2.11, 5.1, 5.4, 5.5.

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

1. These representations concern the housing site of Zourka, Church Lane, Broadwas shown on location plan 01A attached.
2. Taking the above three Draft Neighbourhood Plan (NP) paragraphs together, that MHDC currently has a 5-year supply of housing land does not absolve it of any responsibility to maintain and enhance the supply of land for housing. NPPF para. 59 states the Government's objective of '*significantly boosting the supply of homes.*' In that context there is no maximum or ceiling to the supply of housing; a 5-year supply is only a minimum.
3. NPPF paras. 68a, 69 and 78 positively support the boosting of housing supply in and on:
 - a. (para.68a) small sites of less 1 ha because of the '*important contribution*' they can make to meeting the housing requirement of the area. Zourka is only 0.9ha,
 - b. (para.69) the NP can reasonably allocate Zourka, which already has an extant permission for residential development (permission 17/00169/FUL granted 16th April 2018),
 - c. (para.78) new housing in rural communities can enhance or maintain the vitality of rural communities. Broadwas is a Category 2 village which has the capacity to accommodate new development to support local services. The site of Zourka was recognised by the appeal Inspector for its ability to positively contribute to these objectives (para. 17 of his letter).
 - d. On its individual merits, the site of Zourka demonstrably has the capacity to contribute to these overarching objectives without harm to heritage assets or other interests of acknowledged importance. This was the clear finding of the appeal Inspector (para. 37 of his letter).
4. The Council is accordingly requested to either:
 - a. extend the Broadwas settlement boundary to include the site of Zourka as indicated on Plan 01A, or
 - b. allocate the site of Zourka in the Neighbourhood Plan as a housing site.

Please use a separate form for each representation.

Future Notification

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:

Yes

No

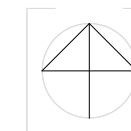
Signature

[Redacted Signature]

Date 25th February 2019


Thank you for completing this form.

UNLESS STATED OTHERWISE, ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE TAKEN FROM THIS DRAWING. CHECK ACCURACY OF DIMENSIONS ON SITE. DISCREPANCY BETWEEN SCALE, DIMENSIONS, DRAWINGS AND SPECIFICATION ARE SUBJECT TO VERIFICATION BEFORE PURCHASING, MANUFACTURE, OR CONSTRUCTION WORKS. PRIOR TO COMMENCEMENT OF THE WORK, THE ARCHITECT SHOULD BE CONTACTED REGARDING THE STATUS OF THE DRAWING.



PROJECT SUBJECT TO CDM REGS (2015)
UNLESS APPOINTED IN WRITING BY THE CLIENT, WE ACCEPT NO RESPONSIBILITY AS DUTY HOLDER UNDER CDM REGS

BASE DRAWING TAKEN FROM THE OS PLAN

 APPLICATION BOUNDARY (FOLLOWS BOUNDARY FEATURES ON THE TOPOGRAPHICAL PLAN)

SITE AREA= APPROXIMATELY 0.9HA

 OTHER LAND IN THE OWNERSHIP OF THE APPLICANT

PLANNING

Hayley Inston - Architect



Client
BGL Developments Ltd

Project
Church Lane
Broadwas

Title
Location plan

Date
NOV 2018
Scale
1:1250@A3

Job No.	Dwg No.	Rev
18611	01	A

