



Mr J Hegarty
Joint Chief Executive/Managing Director Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persore WR10 1PT

68 Bridleway Views
Evesham
WR11 2AQ
07870283119
vecs1972@gmail.com

31st January 2018

Dear Mr Hegarty,

Re: South Worcestershire Development Plan in relation to Applications 15/02761 & 16/02814

I received a text letter yesterday advising me of the proposed planning meeting on the 7th February 2018 giving me the opportunity to speak against the proposed Outline Planning Application Ref 15/02761/OU. Unfortunately this is very short notice and I am unable to attend due to other commitments on that day, however I hope another member of our committee will be able to speak on behalf of the Society.

We fully appreciate the need for more housing in the area and to fulfil our responsibilities towards adhering to the requirements of the SWDP, however adhering to those requirements is a two way process. We understood the SWDP was essential for the future allocation of developable land, at the same time protecting the community from unscrupulous developers and unsustainable development. In essence the residents of Evesham have accepted the allocation of land and numbers of houses and employment land for the area, by virtue of agreeing to the SWDP. It is difficult to understand why this appears not to be the policy of the Wychavon Planning Department when considering major applications such as Cheltenham Road (Ref 15/02761/OU) and Abbey Road (Ref 16/02814).

The SWDP's allocation of 500 homes off Cheltenham Road and 200 off Abbey Road has been breached on both occasions by the Planning Department in their recommendation for approval. In both occasions flying in the face of the allocations set out in a document that took years to finalise and cost millions to produce before receiving agreement locally.

It does seem that Abbey Road may be resolved more in keeping with the spirit of the numbers proposed in the SWDP, but only after the planning committee were strongly lobbied at the meeting by Local Councillors and members of the public. The Developer was asked to review his scheme and it seems this he has done, although we have yet to receive official notification that this is the case.

In calculating the revised numbers for the SWDP off Cheltenham Road, a development of 47 houses was included within the total increased allocation of 500 modified in Feb 2016. On the face of it the proposed 460 will mean the totals are in line with that allocation, however the amount of unused developable land not included in the application, yet still available within the SWDP allocation, is enough to build at least another 150 homes. Approval of the application will give a density clearly in excess of the requirements of the SWDP and an obvious breach of its requirements.

We can only conclude from these obvious breaches of the SWDP allocations that the Plan, despite all the agreements painfully reached through years of consultation, is not being adhered to by the Wychavon Planning Authority.

We are not sure of the legal standing of the document produced by Her Majesty's Inspector and no doubt words and clauses become debateable when scrutinised by the legal profession, but two overriding words that are used when reaching a conclusion are "fair" and "reasonable". Furthermore the intention of the parties concerned when reaching the revised numbers sought by H. M. Inspector after much discussion, argument and public meetings for the areas mentioned in this letter should be adhered to.

Yours sincerely

John Goodwin

Hon. Sec. Vale of Evesham Civic Society