



Planning Services  
Wychavon District Council  
Civic Centre  
Queen Elizabeth Drive  
Persnore WR10 1PT

16 June 2019

FAO Anna Brindle

Dear Anna

**Objection to Planning Application Ref 19/00239**  
**Redevelopment of Riverside Hotel**

We wish to register an objection to this application,

1. The plans and information submitted are inadequate to enable the Local Planning Authority to make a proper, considered decision.
2. The access to the site is a long, single track road with passing places, which is unsuitable for use for an additional 8 individual dwellings. The Parks already serves a number of residential and commercial properties; the additional traffic is likely to cause hold ups along the lane, unless a number of passing places are properly constructed to highway standards.
3. The existing attractive building makes an important contribution to the appearance of the Avon valley in this location i.e. west of the A46 Evesham By-pass. Eight conventional, detached dwellings will lead to a significant deterioration in the appearance of the valley, bringing with them as they will all of the usual garden clutter, parked cars, washing lines, greenhouses etc. This aspect of the proposed development is the most important, as there is a footpath along the opposite riverbank, but more significant is the very well used footpath, bridleway, cycleway, which runs higher up the valley site at a distance of 175m from the river bank and 275m from the property. It is views across the valley from this path and from the properties along the eastern edge of the built up area of Greenhill, Evesham. In the absence of any assessment of the landscape and visual impact of the proposed development, it must be assumed that the impact will be significant and unattractive. VECS urges the property owner to undertake a conversion of the existing building into apartments or to implement the consent 1701341/FUL for a Change of Use to 4 dwellings. A change of use does not allow demolition and rebuilding; it allows a conversion and the fall-back position claimed by the applicant in the Planning Statement must be read with this limitation.
4. Adopted South Worcestershire Development Plan: The application site is in open countryside and the proposed dwellings are not for employees in agriculture, horticulture, forestry and rural enterprise, therefore the application does not comply with Policy SWDP19 Dwellings for Rural Workers. The application site cannot all be considered as brownfield land, as the proposals include undeveloped land between the hotel and the river, so should not be considered favourably, as being in compliance with Policy SWD13 Part G. The applicant is not offering affordable housing, thus the application does not comply with Policy SWDP16 Rural Exception Sites. The application is therefore totally contrary to the policies of the Adopted Local Plan.



I trust that you will take these points into consideration when making your recommendation to the Planning Committee members.

Yours sincerely

Gill Pawson  
Hon. Secretary, Vale of Evesham Civic Society