



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

2 April 2020

FAO Nicola Robinson

Dear Nicola

Objection to Planning Application Ref 20/00367/FUL: 61 Affordable Houses on land south of Persore Road, Evesham

We wish to register an objection to this application, for the following reasons:

Strategic Gap

It reduces the 'Significant Gap' between Little Hampton and Great Hampton. This is an issue previously considered and on appeal, for a proposal on the same land in 2013. The issue of preserving the gap was one of the reasons for the appeal failing. It is acknowledged that the application site is now proposed to be allocated for housing, in the Review of the Adopted South Worcestershire Local Plan, but until this plan has been through all of its stages and has been adopted, it is premature to release the site for development.

Traffic

It will generate a significant increase in traffic which needs to come out into Cheltenham Road at the Sandown Road junction. This junction is extremely close to the Davies Road traffic signals junction. This is not at the required spacing already and the additional traffic must constitute a safety hazard. Sandown Road is of substandard width at its junction with Cheltenham Road. The additional traffic will also place more pressure on the already overloaded Cheltenham Road/Waterside junction.

The Transport Statement prepared by WSP takes no account of the traffic that is now being generated by the new houses at the southern end of Cheltenham Road nor of the traffic that will be generated once that housing area has been built out. In other words, there is no assessment of the cumulative impact of the other consented housing together with the proposed housing on the three junctions identified in the Statement as needing detailed assessment. This work must be carried out prior to making any judgement on the impact of the proposed development on the highway network.

In the event that these reasons are not considered sufficient to refuse the current application, the following comments should be taken into account prior to making a positive determination:

On Evesham Town Council's website reference is made to a waiting list for allotments, indicating that there is a need for more allotments to be provided in the town. There is ample space within the proposed open space for the provision of a new site, on the land



above the flood plain, in the location shown as 'A – North Grassland Meadows' on the Illustrative Landscape Masterplan. A change to the Masterplan should be required prior to the determination of this application or by means of an appropriately worded condition or legal agreement, in the event that planning permission is granted.

The layout is very utilitarian in the main part; 2 prominent rows of little, regular boxes, with car parking spaces dominating the street scene. If the above objections are not considered to be of sufficient weight to justify a refusal of planning permission, a revised layout should be required, with a better mix of plot sizes and more courtyard groups. Perhaps the introduction of some private sector housing, with larger plots, would help to break up the monotonous appearance of the two long rows fronting the primary road and the lane?

The opportunity should be taken, if the neighbouring landowner is willing, to install a length of shared footway/cycleway going to the west over the River Isborne to connect with footpaths 560(B) and 561(B) and Mill Road to allow an alternative way of getting out of the estate without a motor car.

In view of the significance of this development, the decision on this application should be deferred until such time as the Planning Committee can be reconvened and the normal meeting procedures re-instated. The current arrangements, agreed as an exceptional procedure on the terms of the Scheme of Delegation, remove any opportunity for community involvement and for very limited involvement by the councillors. We would therefore recommend that if this application cannot be deferred, as requested, the new procedure using video conferencing should be set up, as detailed in the latest Civic Voice blog under the heading

'LOCAL AUTHORITIES IN ENGLAND HANDED NEW POWERS TO HOLD PLANNING MEETINGS VIRTUALLY BY USING VIDEO OR TELEPHONE CONFERENCING TECHNOLOGY FROM APRIL 4TH'

Once this arrangement has been put in place, all applications that would otherwise have been determined at a meeting of the Planning Committee should be determined using new technology.

I can be contacted on 07801 846049 or gillandken@pawsons.co.uk if any further information is required.

Yours sincerely

A handwritten signature in black ink that reads 'Gill Pawson'. The signature is written in a cursive, flowing style.

Gill Pawson
Acting Chairperson, Vale of Evesham Civic Society