



WILLERSEY PARISH COUNCIL

From the Clerk to Willersey Parish Council

Willersey Parish Council Office
Willersey Village Hall
Main Street
Willersey
Nr Broadway
Worcestershire
WR12 7PN

Email: willerseyparishcouncil@btconnect.com
Tel. No. 01386 – 853635

28th August 2015

The Planning Inspectorate
Room 3/05
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir,

Comments on Appeal by Parkroy Limited

Land South of Collin Lane, Willersey, Gloucestershire

Appeal Ref No: APP/F1610/W/15/3121622

On behalf of the Willersey Parish Council and in accordance with the comments procedure please take note that Willersey Parish Council oppose the appeal by Parkroy Limited regarding the development of up to 71 dwellings (35 to be affordable units) on the land parcel of land south of Collin Lane, Willersey Gloucestershire.

Regrettably there is no definition of 'major development' provided within the NPPF, however, in their response to the initial application, the Cotswolds Conservation Board refers to 'major' development as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010. This order in defining 'major development' provides 2 characteristics, namely; The number of dwelling houses to be provided is 10 or more; or the development is to be carried out on a site having an area of 0.5 hectares or more. With these definitions secured, Para 116 of the NPPF applies to this application

On the basis that planning consent has been obtained on the parcels of land on the Broadway Road, for 20 houses and on land to the north of Collin Lane for 52 houses, both according to the Town and Country Planning (Development Management Procedure) (England) Order 2010 major developments. In addition there are 5 infill dwellings that already have planning consent, bringing to total to 77.

Willersey has already reached its full quota for the next 20 years. The case now for **no** further development in Willersey is even stronger. Therefore, clearly the development by HM Government within Willersey has already been met.

The following further points for objection are as follows:

AONB Paragraph 116 of the NPPF states ‘planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- i) the need for the development, including in terms of any national considerations, and the impact of permitting it. Or refusing it, upon the local economy;
- ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated.’

According to the Evidence Paper to inform Non-Strategic Housing and Employment and Employment Site Allocations, based on the extensive work done by Willersey Parish Council, the site is still not available. In addition there are flood issues that would require more investigation and as stated there are other sites which have planning consent as stated previously.

Following the receipt of the 2012 Cotswold District Strategic Housing Land Availability Assessment (SHLAA) Review, the Parish Council endorses the previous Parish Council statement and in addition, would like Cotswold District Council to note the following additions:

Willersey Parish Council is vehemently against anymore development within the village of Willersey. After extensive internal and cross boundary discussions, the Parish Council judge that the village infra structures in and around Willersey is **totally inadequate** to support any more development in Willersey.

Yours faithfully

S Jordan Esq.

Chairman of Willersey Parish Council