



# Pebworth Parish Council

**Clerk: - John R Stedman**

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Planning Inspectorate  
3/02 Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

APP/H1840/A/13/2202364

Dear Sirs

Pebworth Parish Council comments on planning appeal for the Wychavon application W/13/0132/OU Land adjacent to Simms Metal, Long Marston, Pebworth.

Outline application for mixed use development comprising of 380 dwelling, 5000 m employment floor space class B2 , 400m of community buildings class D2 and public open space with associated landscaping and infrastructure.

Pebworth Parish Council strongly objects to this application and fully supports the Wychavon District Council's unanimous decision to refuse the application: -

The Parish Council objects for the following reasons: -

The large-scale residential and employment development on this site does not meet any local need for a small category three village; it is outside of the current parish development boundary. This is a remote and unsustainable location and a great distance from the strategic road network, shops and services and considered to be a commuter estate created on greenfield land. The scale of this development will create an unacceptable burden on local infrastructure, particularly schools and health care, the extra traffic congestion and the new roundabout will urbanise the rural character of local roads and cause intense traffic congestion at peak hours. Furthermore, the proposed employment buildings could potentially add to the burden of lorry and HGV traffic in the Vale of Evesham Control Zone.

Exacerbating the local and often flash flooding events is a major concern, especially for Broad Marston and Long Marston which already suffer from flash flooding. Further concerns were raised over the already poor emergency services in the area and by adding almost 1,000 new homes in the Long Marston area would be an added burden to the services.

Such a large alien suburban housing estate will create a split village in the parish of Pebworth leading to poor community cohesion within Pebworth and the surrounding villages that have taken centuries to organically evolve. The scale of this 380 house development is disproportionate to the scale of the local rural villages in the locality with the approximate house numbers of: -

- |                  |     |                     |     |
|------------------|-----|---------------------|-----|
| • Weston on Avon | 45  | • Dorsington        | 48  |
| • Long Marston   | 180 | • Clifford Chambers | 205 |
| • Pebworth       | 291 | • Ilmington         | 285 |

The siting of this development has potential environment constraints due to the noise and other pollutions caused by the Simms Metal scrapyard adjoining the site, a serious environmental impact was recently experienced when 12,000 ton of waste plastic and metal stored on the site burned out of control for over a week; in allowing any development up-wind of such a large and growing factory on the adjoining industrial site would invoke considerable environmental problems.

The impact on the rural landscape of this extensive housing, associated buildings and the new road layout will be detrimental to the character of the nearby Cotswold Area of Outstanding Natural Beauty by reason of visual intrusion and intensified traffic.

The community vision for the area is invested in the South Worcestershire Development Plan, Stratford-on-Avon District Core Strategy and the parishes own draft neighbourhood plan. The needs of local communities are best met by empowering local people to shape their surroundings, with local plans setting out a positive vision for the future of the area. The message from the applicant's public exhibition held in September 2012 is clear – 96% of people recorded objected to development of this site and this was supported again at the public forum held prior to the Parish Council's meeting when 94% of the 45 attendees objected to the proposals. The Parish Council's own SWDP consultation and questionnaire reflected views of parishioners on the number of dwellings to be built up to 2030 and this is now published in SWDP draft policy which states only 10 more dwellings after the 10 already approved in Chapel Street. Added to this fulfilment of need, a further 13 dwellings are now approved and under construction on Honeybourne Road Pebworth and within these developments are seven affordable homes.

For the reasons stated above Pebworth Parish Council request the appeal is dismissed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Stedman', written in a cursive style.

John Stedman

➤ **Clerk, Pebworth Parish Council**