

Alvechurch Parish Neighbourhood Plan – Pre Submission Final Version

Comments submitted on behalf of Cawdor Capital (Hopwood) Ltd.

Cawdor Capital are the owners of the open storage site south of Smedley Crook Place, Hopwood. This is a brownfield site which has an established and unrestricted use for open storage on the edge of the built up area.

Cawdor Capital's contact details are as follows:

Cawdor Capital

c/o Rickett Architects

168 The Parade

Leamington Spa CV32 4AE

Cawdor Capital wish to make the following comments (where appropriate the relevant paragraph and policy numbers will be highlighted):

- It is noted that there is a desire to secure a pedestrian crossing and traffic calming at Hopwood (*p2.37, p2.42, p4.5.6, p 4.5.42, 4.5.66*). This is reflected in the relevant policies (*Policy 26 – pedestrian crossings by bus stops, Policy 28 – crossing at Hopwood*). This relates back to an earlier iteration of the Neighbourhood Plan which noted that the main issue highlighted by Hopwood residents was the need for a safe crossing over the A441;
- It is noted that the provision of pedestrian crossing points is to be funded by developer contributions (*Policy 26 e*);
- It is noted that there is a need for additional affordable housing for young families as well as smaller units for the substantial elderly population across the Parish (*p2.17, p4.1.3, p4.1.56*);
- The Hopwood Playing Field is acknowledged as one of the principal sports facilities in the Parish (*p4.3.29*);
- Cawdor Capital welcomes the acceptance that open market housing will be necessary to secure the delivery of affordable and other (smaller) local needs housing (*p4.1.63*) albeit as part of smaller residential schemes. It is considered that this is a necessary recognition since housing needs will predominantly be delivered through these means – as will the developer contributions necessary to fund additional community gains such as pedestrian crossing points;
- In light of the above it is considered that the policy considering the potential for development at Hopwood/Rowney Green (*p4.1.45; Policy 3*) is unnecessarily restrictive. Whilst this supports development of brownfield sites it does not recognise the opportunity that exists for the development of a brownfield site on the immediate edge of Hopwood (south of Smedley Crooke Place). This site conforms to all other aims and aspirations of the draft APNP, as follows:
 - It lies adjacent to existing housing and thus conforms to the favoured growth strategy (*Option 1 – p4.1.15*);

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- It is capable of accommodating a smaller scale development that will trigger the delivery of affordable and smaller housing without being out of scale for the village (p 4.1.63);
- As owners of the site Cawdor Capital are prepared to agree to inclusion of smaller housing to meet the needs of the elderly;
- It is located close to both local bus stops and the Hopwood Playing Fields so that developer contributions can reasonably be sought to fund the provision of a new pedestrian crossing over the A441 – which will also help to slow traffic. These are both key local aspirations (P4,5,42, Policy 26, Policy 28).

Steps required to address these objections

It is considered that Policy 3(f) should be amended to read as follows:

'(f) Is within the built up area and does not involve the outward extension of the village envelope as shown on the adopted Bromsgrove District Plan policies map except for brownfield sites immediately adjoining the built up area where redevelopment would accord with green belt policies'