

# Strategic Advice Planning Solutions

FAO Parish Clerk

I am instructed to submit representations on the Pre-Submission version of the Alvechurch Parish Neighbourhood Plan on behalf of a landowner in Hopwood.

However I have only recently been engaged and first would wish to acknowledge the enormous & effective effort that has gone into getting the Neighbourhood Plan to this stage - it is of great credit to the Parish Council and all those involved.

I also applaud the approach taken in the preparation of the Plan and its overall strategy. In particular I would note the recognition that the Plan needs to accommodate a future review Green Belt boundaries and the comment at para 4.1.35 that

"...there is some indication that limited development around settlements may be acceptable through a Green Belt and Local Plan review. There is strong support for this to be small inexpensive houses (except at Hopwood!)" and at 4.1.43 that "Hopwood and Rowney Green are classed in the Bromsgrove District Plan (2011-2030) as smaller settlements with limited opportunities for growth and the District Council will work with neighbourhoods and consider Green Belt land around all identified settlements in the settlement hierarchy and potential sites in Neighbourhood Plans. This may lead to alterations to some settlement boundaries and some village envelopes where suitable sites for development are identified"

This pragmatic view is welcome. However Policy APNP 3 takes an inflexible line to the consideration of planning applications that may be submitted in advance of the Local Plan Review when a more proactive position would be both proper and assist the positive promotion of well considered and sensitive development whilst helping resist more aggressive and inappropriate proposals.

Therefore I would propose a small but important amendment to Policy APNP 3 to allow such an approach to be taken.

Para f of the Policy currently reads " 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"

I would propose that it be reworded to say "Is within, on the edge of, or is otherwise well integrated into the existing built up area and well related to the village envelope as shown on the adopted Bromsgrove District Plan policies map"

You will note that these representations do not relate to a specific site but I would be happy to explore with you how such an approach might be applied.

I would be grateful if you could acknowledge receipt of these representations and in due course rejoin on the next steps that we might take in this matter.

With kind regards

Paul Watson



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