

## Neighbourhood Plan FAQ page - Questions and Answers on the NP

**I am responding to an 'Answer' on the FAQ page regarding the choice of development sites on New Rd. I do so on behalf of a large number of residents**

One NP objective is *'to encourage the re-use of brownfield sites in the villages to minimize the need for building on open greenfield land'*. The National Planning Policy requires that brownfield sites have priority for development. So why select three greenfield sites in New Rd, outside the present village boundary and in the 'Green Gap'. Why not the old farm brownfield site on Mill Lane? There were 10 NP site selection criterion, one of which was 'Brownfield/Greenfield?' Surely this should be the overriding criterion here?

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The old farm brownfield site is a small part of Site 27 identified by the NP. It is separate from the rest of that site - a contained area, fenced, screened from the road and with 2 vehicle entries. It is 5200 sq m and has 6 large buildings plus several other structures. 75 % the area is built. This brownfield site is not a small area with just a few buildings as claimed. The site is larger than 4 of the NP preferred sites. Development here would be barely visible.

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New Rd is an 'unadopted' road. It is maintained entirely at residents' expense. There are 13 existing (large) houses, but other than replacements none are new (as claimed). The last was built in 2000. Certainly the NP does not aim to change this unmade road into a surfaced, direct, vehicle route to the village, but this would be the result of the addition of up to 14 more houses (on the unmade part of the road). Moreover OCC Highways previously placed a condition on development here that road improvements were made.

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Two of the proposed sites proposed for New Rd are 'reserve' and might not be immediately required. But their inclusion in the NP is an announcement that the community is agreed that these sites are suitable for development, so they will always be vulnerable. Sites elsewhere that were not included in other NPs have fallen to developers, what chance therefore for sites that are included, even as reserves?

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It is claimed that 100% of survey respondents wanted new development only inside or at the edge of the villages. This is untrue. The survey showed 57%

wanting development inside the boundary and 43% wanting development at the edge or elsewhere.

This misrepresentation of residents' views is probably a reason why the Mill Lane Brownfield site has not been selected? Because it is 'elsewhere'?

Is development on cultivated, quality, farm land better than replacing existing redundant buildings on a large brownfield site?

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We do not believe that the NP proposals for New Rd are the 'least worst option'. We ask the NP to reconsider please. This is not, as claimed, a concern of 'a small number of residents'. For example the recent submission to the Parish Council about the proposal for one site New Rd (Site 6) was supported by 42 residents!

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