

## Response from Barford and Wramplingham Parish Council

### DISCLAIMER

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The material and information contained in this response represent the BWPC's views; they do not constitute legal or other professional advice.

### Concerning Policy VC BAR2: Land at Chapel Street

#### OBJECT

##### **Do you consider the plan to be legally compliant? NO**

See earlier comments (relating to para 1.21, 1.22) concerning the increase in risk of downstream flooding, car dependency in relation to addressing climate change, and inaccuracies in the Sustainability Appraisal document. Many of these criticisms reflect a lack of soundness also.

Regarding bullet points 1 and 3: the playing pitch will not be improved. It will be diminished by an estimated 20-40% in area by a roadway to access the housing development. This will prevent, for example, cricket matches from being held ever again. Furthermore, the new VH, which is stated to be "as least as good as," takes no account of the probably 25% increase in village size, or in the required internal furnishing/appointment of the VH facilities. Thus, the statement is misleading, and therefore not compliant.

BWPC believes The majority of residents of Barford and Wramplingham want to retain the village hall and playing area in its current form and in its current location for the charitable purposes for which that land was leased.

##### **Do you consider the plan to be sound? NO**

See earlier comments (relating to para 1.21, 1.22) concerning the unlikely deliverability of the site due to the 99-year lease and the need for village approval; and inaccuracies in the Site Assessment documentation.

Concerning the first bullet point of Policy VC BAR2: Land at Chapel Street above, Barford and Wramplingham Parish Council consider that if the land is allocated, the freehold of the new

Village Hall, carpark, play area, and the whole of the playing field site should be gifted to the Villages of Barford and Wramplingham to ensure a sustainable future for these amenities.

### **Does it comply with the duty to co-operate? NO**

See earlier comments (relating to para 1.21, 1.22) concerning the lack of capacity of the foul water system to deal with current levels of sewage during wet weather, which will be exacerbated by increasing the houses by such a large number, and the lack of any response before the closing deadline by Anglian Water reflecting a lack of duty to cooperate.

### **SUMMARY**

The site-specific allocation is not “sound” as defined in NPPF paragraph 35: it is neither positively prepared, justified, effective, nor consistent with national policy. The site is unlikely to be available within 5 years. There is a 99-year lease (36 years remaining) which requires (unlikely) agreement by the villagers and the Charity Commission before it is surrendered. The development will increase car dependency, will reduce the current playing field considerably, and is likely to exacerbate current drainage problems (surface and foul water) and flood risk.

### **What changes do you think need to be made to the plan?**

Please comply with the regulations specified above, and ensure local knowledge is sought.

### **If you wish to participate in the hearing session(s), please outline why you consider this to be necessary?**

Somebody from the Parish Council can bring local knowledge to bear.