



DRAFT LOCAL PLAN CONSULTATION

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RTPI

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OUR REF	PPL.CHEB904JA
DATE	12/03/2019
SITE ADDRESS	Amber Sites
PROPOSAL	Response to Supplementary Consultation

The Council has asked respondents to put forward their views on the Amber Sites document.

These sites have been omitted from the Draft Local Plan but are viewed as being less harmful than others.

The purpose of the consultation is to assess whether the omission of the sites from the plan can be justified.

This representation is concerned with sites within the Blythe and Shirley area.

The consultation includes land at the rear of 575A and 587 Tanworth Lane and land at Mount Dairy Farm.

The land at Tanworth Lane has been included under a number references in the Call for Sites consultation. Site 345 shows the full extent of the land.

The site at Mount Dairy Farm is located just north of the Tanworth Lane sites.

The Council state that the washed over Green Belt status of Cheswick Green will need to be amended if any of the sites are to be released for development.

We do not agree with this approach. There is no need to change the Green Belt status of the area in order to deal with proposals to develop any of the sites.

The Council should be fully equipped to consider the particular merits of individual sites within an area of Green Belt that is rapidly becoming developed.

The NPPF is quite clear that inappropriate development can be supported if Very Special Circumstances exist that outweigh harm caused by inappropriateness and any other harm.

The individual merits of the sites on Tanworth Lane and Mount Dairy Farm should be taken into consideration rather than releasing a larger area of land from the Green Belt.

It is true that the sites are within areas that are surrounded by development. That in itself is not sufficient justification to release them from the Green Belt for development.

The properties at 575A to 587 Tanworth Lane include a mix of houses and bungalows of differing size and design. The predominate character is that they are set within good size plots of land. We feel that this is a good example of how the area has evolved prior to the higher density development that is currently taking place and should therefore be protected.

The site at Mount Dairy Farm includes traditional farm buildings and an area of open space within the built up street frontage.

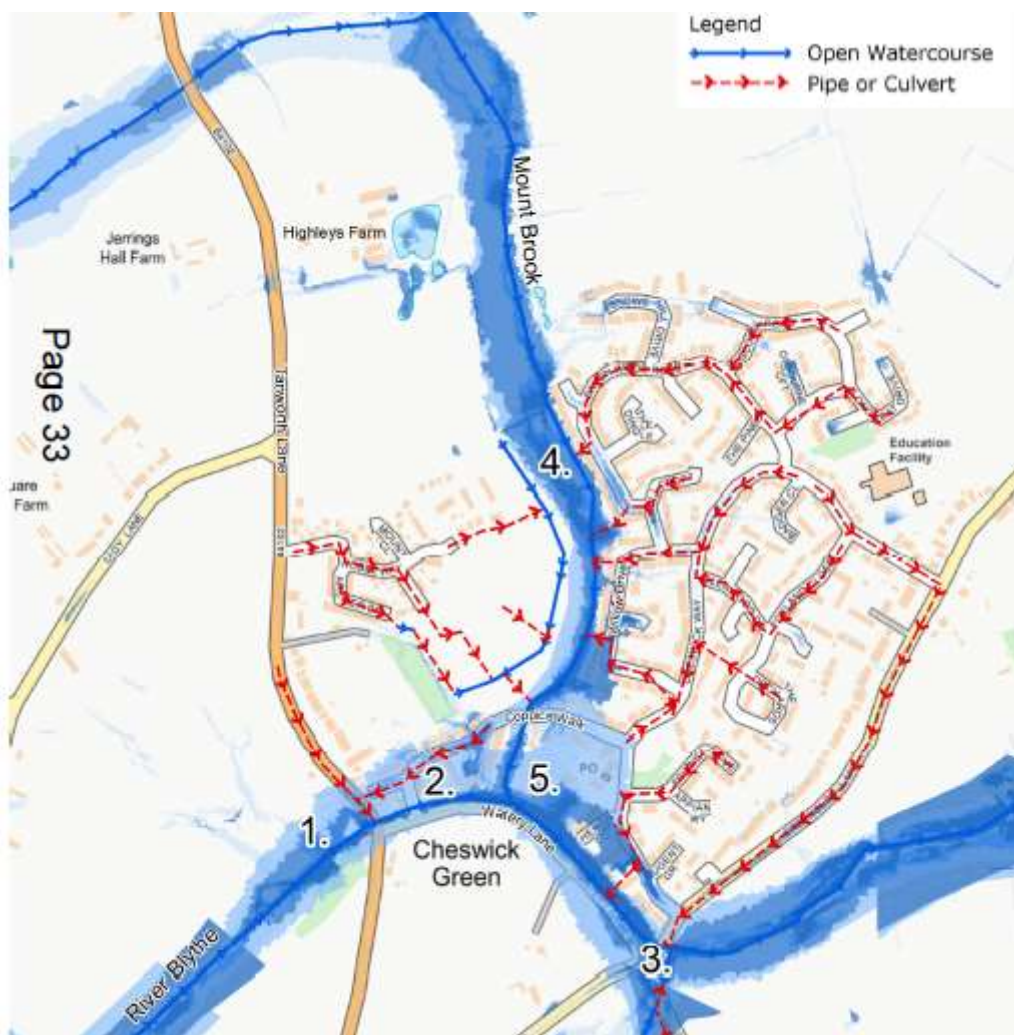
The site is a good example of the agricultural heritage of the area and should not be developed.

The sites make a positive contribution to the Green Belt and should not therefore be released for development.

The Parish Council has also objected the development of Site 12. The practical issues raised in that objection concerning flooding and traffic carry equal weight when considering the Amber sites.

The Council produced a Flood Report in January 2019 following significant flooding in the area in May 2018.

The flood plan and explanatory note from the 2019 report is set out below,



Description of area shown to be at risk	What happened on 27 th May?
1. Flood risk associated with the River Blythe south west of Tanworth Lane	Significant flows were witnessed at this location with the River Blythe flooding out of its normal channel. A single property flooded to the south of Tanworth Lane before flows continued to Coppice Walk.

2. Flood risk associated with flooding from the River Blythe on Tanworth Lane, Coppice Walk and Watery Lane	Internal and external flooding of multiple properties was reported along Coppice Walk and Tanworth Lane due to flooding of the River Blythe. Residents reported a wave of water arriving after the initial rainfall had stopped. This may have been associated with flooding of the Stratford Upon Avon Canal at Lady Lane, which caused additional flows within the River Blythe.
3. Flood risk associated with the River Blythe from the crossroads of Watery Lane/ Creynolds Lane/ Vicarage Road/ Ilshaw Heath Road	No reports were received of internal or external flooding of properties at this location, although it is suspected that several back gardens would have been underwater as a result of the River Blythe flooding. It is understood that the highway was impassable at this point.
4. Flood risk associated with the Mount Brook from Highleys Farm to Coppice Walk	External flooding of the back gardens of properties on Saxon Wood Road and Willow Drive was reported, as a result of the Mount Brook flooding. Whilst properties are shown to be at risk on the mapping produced by the Environment Agency, no internal flooding of properties was reported on this occasion.
5. Flood risk associated with the Mount Brook from Coppice Walk to the River Blythe.	Internal property flooding was reported to the east of the Coppice Walk road bridge as a result of the Mount Brook flooding. It is understood that in extreme events water flows over and around the bridge flooding properties. The highway was also flooded at this location.

The map and the descriptions of the flooding that took place highlight the risk of flooding within the immediate vicinity of the Amber Sites.

The loss of yet more open land and the capacity it has to absorb water will exacerbate the flooding problems, putting existing properties at greater risk of more frequent and catastrophic flooding events.

The SHELAA indicates a capacity of 46 dwellings across the sites at Tanworth Lane and Mount Dairy Farm. This may not appear to be a significant increase when viewed with other proposed allocations. However, the Parish Council have carried out a Traffic Survey that confirms the high levels of traffic and congestion in the area as stands. The introduction of further homes will simply make the current situation worse.

We therefore cannot support the Amber Sites on Tanworth Lane and Mount Dairy Farm. The sites contribute to the Green Belt and the historic character of the area. Moreover, the Amber Sites should not be used as a means of removing Cheswick Green from the Green Belt. The development of the sites would also worsen flooding and traffic problems in the area.