

Church Commissioners

Mission and Pastoral Committee

Endowments and Glebe Measure 1976

Parish of Broadway

Proposed promotion agreement on 32 acres of land in Broadway
(Diocese of Worcester)

Note by Matthew Crowe

Summary

1. The Committee is invited to consider a representation from Broadway PCC against the proposed sale of a Promotion Agreement over 32.35 acres of glebe land to the northeast of Broadway.

Key Facts

2. The Diocesan Glebe Agent has negotiated terms with MacTaggart & Mickel (M&M), a well-established Scottish housebuilding company, for the sale of a promotion agreement for the glebe site. The developer would promote the site for development and if a satisfactory planning permission is forthcoming, assist the Landowners Agent in the sale of any land. Any sale would involve an 80/20 split of net sale proceeds.
3. The Glebe Agent and Promoters both initially envisaged that development was unlikely within five years but a "Call for Sites" initiative later this year may now give an opportunity to promote development in 2019/20.
4. The PCC objects to the proposal citing, *inter alia*, the detrimental impact upon the "village" nature of the community and pastoral harm.
5. The PCC says that pastoral damage has already been caused in 2012/13 over the issue of Chancel Repair Liability.
6. Discussions are in progress between the Worcester DMPC and the Gloucester DMPC about the possible transfer of the adjoining parish of Childswickham from Gloucester diocese to the benefice of Broadway.

The PCC's representation

7. Regarding the proposed promotion agreement:
 - The PCC was told at a meeting that 32 acres of land could be converted into 400-600 houses; which, it feels, would destroy "village life" and make Broadway into a town, as well as permanently linking Broadway to Childswickham (with which there may be some future union through pastoral reorganisation).

- The village is already “bursting at the seams” with new houses and more would put too much pressure on existing amenities;
- Broadway is already over populated with holiday and retirement homes;
- It also endorses comments from The Broadway Trust and the (civil) Parish Council: that the site is outside the village development boundary and has not been allocated for development in the South Worcestershire Development Plan and that Wychavon District Council has a robust five year supply of housing development and the current Housing Needs Survey is unlikely to identify unsatisfied housing needs in Broadway. (Whilst they are not statutory consultees, the comments from the Trust and the Parish Council have been included in this paper to add context to the PCC’s comments.)

8. Regarding potential pastoral damage:

- The PCC states that the parish is only just recovering from the pastoral damage incurred by chancel repair liability, during which it suffered a loss of good will from both the community and members of the congregation.
- It feels that the local community will not see the distinction between the Diocese dealing with this land and the parish, but rather will consider that it is all “the Church” and that the parish itself would receive the money, so that already challenging fundraising efforts could be hampered further.
- The PCC mentions the backlash in neighbouring Willersey (in the Diocese of Gloucester) over a similar deal and does not wish the same to happen in Broadway. It also believes that should the proposed reorganisation with Childswickham go ahead, the pastoral issues would not be conducive to a happy union.

The Diocesan view

9. The Assistant Diocesan Secretary (Finance), responding to the Commissioners’ letter of 12th March 2018 in a letter dated 12th June 2018 says:

- Although the total area of the site is 32.35 acres, the Glebe Agent’s view is that any approved development on the site is very likely to cover no more than 10 acres gross of which maybe 6 acres would be net developable land. In this event, any unsold land would be retained by the DBF and any further promotion or transaction would be a separate transaction.
- Due to a “Call for Sites” initiative later this year, MacTaggart & Mickel may have an earlier opportunity to submit development proposals than initially thought; possibly as soon as 2019/2020.
- The DBF considers that all the matters raised by the PCC are properly matters for the planning process, and that the PCC (and the Broadway Trust and Parish Council) have ample opportunity to make representations to the local planning authority in due course.

- The Diocese has sought to understand the views not only of the PCC, but also of the Parish Council and Broadway Trust, in considering the application for a promotion agreement, but has concluded that its fiduciary duty with regard to the Diocesan Stipends Fund overrides the pastoral concerns described in the PCC's representation.
- The DBF is aware of the pastoral context specifically regarding chancel repair liability, and the national press coverage the case received in 2012, and mention that the Diocesan Secretary and Registrar assisted the PCC in seeking formal advice from the Charity Commission that it could safely *not* register CRL interests on any affected land. However, the Assistant Diocesan Secretary feels that the PCC and Priest-in-Charge are best placed to comment on whether the reputational issues have died down since then.
- The parish share for Broadway in 2018 is £55,941, of which the PCC has so far paid £3,000. In 2017 it paid £24,000 against an allocation of £51,300. The Diocese envisages that the motivation for ministry in any new housing would be missional or pastoral rather than financial.
- There has been no informal consultation about the proposed development with Childswickham PCC. However, plans to transfer the parish into the Diocese and the benefice of Broadway are progressing.

The PCC's initial further response

10. The PCC, via the priest-in-charge, responded initially to the Diocesan Board of Finance's letter on 19th June as follows:
 - Being given only a week's notice to respond to the Diocese's letter has not allowed the full PCC to consider a response before the sifting committee considers the matter, as it does not meet until the 26th June or for the civil Parish Council, the Broadway Trust or the wider village as a whole to consider the diocesan response.
 - At an informal, non-quorate gathering of the PCC on Sunday 17th June, the members felt "disheartened with the process" as the Diocese had since March to respond, but the local community would only get a week.
 - The Parish has struggled to meet its parish share since the issues around Chancel Repair Liability; and a member of the PCC asks whether the DBF would still be pursuing the promotion agreement if Broadway were able to meet their Share in full,
 - Offers from villagers to purchase the land were rejected by the Diocese, which is seen as the Diocese placing financial issues ahead of pastoral concern for the parish.
 - The priest-in-charge also says that the civil Parish Council feel "this is being done to them" and they have no say, as they usually might in such a matter, and that not consulting them has caused ill-feeling.

The sifting groups' decision

11. The case has been examined by the Committee's sifting representatives who recommended that it should not be afforded a public hearing. The sifting group felt that it had sufficient information on which to base its decision but noted that there would be time before papers for the Committee were finalized for the PCC to expend on its initial further comments.

The PCC's full response

12. The PCC, having only been able to meet after the sifting group's decision was taken, sent its full response on 5th July, along with a further letter of support from the civil parish council.
 - The PCC understands that the DBF is following its own charitable duties, but believes that this is in conflict with the charitable aims of the PCC for whom the Diocese has pastoral care.
 - The PCC understands that the Archbishops' Report *Faith in the Countryside* (1990) recommended that a portion of sale proceeds from glebe land should be returned to the parish to support mission)) and asks whether the Diocese intends to do as this might mitigate some of the ill feeling in the community. *(NB. All proceeds from a glebe disposal must be paid into the capital account of the Diocesan Stipends Fund and must be applied for the stipends or housing of clergy. However, a Diocese could make a grant from its Diocesan Pastoral Account).*
 - The PCC refers to the Parish Council's concern that the land in question forms the "strategic gap" between Broadway and Childswickham, and should not therefore be built on.
 - The PCC asks whether the Diocese requested that this matter be considered on 18th July as the original deadline for submission of information for the Call for Sites by Wychavon District Council was on 2nd July; and would like to know the content of any submission made by the Diocese. It also requests clarification about which 1/3rd of the site would actually be developed.
 - It is concerned about the "narrowness" of consultation in this matter and says there has been a lack of transparency in the process and there is anger that public hearing is not being held. There is a strong feeling in the local area that "other representatives" of the village and people in Childswickham should have been consulted. The latter also feel that development of this land will damage the "village" character of both places.
 - The PCC reiterates that there will be reputational damage locally, as people do not see the distinction between Diocese and Parish and that they are only just starting to recover from the pastoral damage caused by Chancel Repair Liability. It is skeptical about the missional opportunities afforded by new housing and believes that the sale is more likely to stifle mission instead.

The Diocese's further views

13. The Assistant Diocesan Secretary (Finance)'s comments on the PCC's further response is that:
- the Measure contains no provision for the payment to PCCs from the proceeds of glebe sales.
 - the particular location of proposed development within the 32 acres is not known at this stage.
 - The PCC refers to glebe as if it had been a parish asset but glebe was a benefice asset and income from it was never available to the PCC.

Issues

14. The main issues to be considered are:
- Would the entering into the promotion agreement on the recommended terms be in the best interests of the Diocesan Stipends Fund?
 - Should the Commissioners require any terms to be included in the transaction for the safeguarding of the amenities of any affected land?
 - Are there pastoral factors such as the harm to the reputation or mission of the Church locally that suggest that the DBF should deal with the Glebe in any way other than the proposed disposition?
15. Attached are:
- Annex A: A summary (dated 12th December 2017) from the DBF of the background to the case, to the Glebe Committee. Including details of consultations and their decisions, and a copy of the notice served on the PCC.
- Annex B: The PCC's representation to the DBF, dated 3rd November 2017, along with supporting letters from the Broadway Trust, and Broadway Parish Council.
- Annex C: A copy of the Commissioners' letter to the DBF (dated 12th March) formally referring the PCC's representation to them, and their response (dated 12th June).
- Annex D: The priest-in-charge's initial response (dated 19th June 2018) to the letter of 12th June from the DBF and the PCC's full response (dated 5th July 2018), along with attachments, including a letter of support from the parish council (dated 4th June 2018). Also, an email of support from the honorary secretary of the Peache Trustees; the patrons (dated 2nd

July 2018) and a reflection from the minister of the Broadway URC congregation.

- Annex E: The DBF's response to the representors' further comments.
- Annex F: A map of the glebe land in question, showing the surrounding parishes.
- Annex G: {CONFIDENTIAL ANNEX} The Glebe Agent's report of 13th December 2017, and the proposal from MacTaggart and Mickel dated 15th September 2016

The Committee's Role

16. A Diocesan Board of Finance must hold, manage and deal with Glebe for the benefit of the Diocesan Stipends Fund. As charitable trustees, its members must normally obtain the best terms available when disposing of Glebe property and the Committee needs to consider whether the proposed transaction is in the best interests of the Fund's beneficiaries. However, the Diocese and the Committee may take appropriate account of any relevant pastoral considerations. In particular, the Commissioners may in approving a transaction require the inclusion of such terms as having regard to all the circumstances they think reasonable and proper to safeguard the amenities of any land which would be affected by it.
17. The Commissioners cannot require a Diocese to take a course of action it is unwilling to follow, but they have an essentially negative power to prevent a course of action proceeding. However, they must have cogent reasons for substituting their judgement for that of a Diocese in relation to the relevant aspects of a proposed sale.



(Signed) Matthew Crowe

Church Commissioners
Church House
Westminster
London SW1P 3AZ

11th July 2018

WORCESTER DIOCESAN BOARD OF FINANCE

INVESTMENT & GLEBE COMMITTEE

BROADWAY GLEBE: 32 ACRES OFF EVESHAM ROAD, BROADWAY - PROPOSED PROMOTION AGREEMENT

Introduction

A financial proposal was received by our Glebe Agent from the Land Manager South West for Mactaggart & Mickel (M&M) in a letter dated 15 September 2016 relating to 32 acres at Broadway. M&M are a well-established privately owned Scottish housebuilding company based in Glasgow that has a 90 year history.

The Glebe Agent was doubtful if this land would receive planning permission within 5 years, but he was of the view that it would have a chance between 5 and 10 years and recommended that the proposal should be pursued actively.

Consultation

The Priest-in-Charge and PCC of Broadway were formally consulted on 31 October 2016 and the Priest-in-Charge responded by email on 22 November, saying that the PCC had considered the matter and would like to object, but asked for more information on what the land would be used for to be able to make a more appropriate and informed response.

Committee decision 1

On 14 December 2016, the committee considered the approach from M&M and the representations from the Priest-in-Charge and it was agreed that the Glebe Agent should advise the committee as to how this land related to the Broadway Plan and that the Archdeacon of Worcester should consult the parish to explore the issues.

Further consultations

The Archdeacon met with the Priest-in-Charge, members of the PCC, Parish Council and the Broadway Trust and was told that there was considerable resistance to the land promotion agreement and that the standing of the church in the local community would suffer if it was pursued, as had happened in a neighbouring parish in the Diocese of Gloucester.

Committee decision 2

The Archdeacon reported back to the committee on his meeting with the Broadway PCC at its next meeting on 15 March 2017. The Secretary had consulted the Church Commissioners on the principles involved. Considerable discussion took place, including the need for the DBF to be seen to fulfil its fiduciary duties. It was considered that the PCC's concerns were not for the DBF to address, but for the planning authority. Nevertheless the Archdeacon was asked to make further enquiries about circumstances in the neighbouring parish to see what lessons were to be learned from this.

Committee decision 3

The Archdeacon made discreet enquiries and reported back to the next meeting of the Committee on 28 June 2017, having also had a further meeting with the Priest-in-Charge and PCC of Broadway, when he explained what the committee's fiduciary responsibilities entailed. After further consideration, the committee agreed, subject to the promoter still being interested, to accept the offer submitted.

Letters of objection

After discussion with the Church Commissioners, when we were informed that the communication received from the Priest-in-Charge was a request for more information rather than an objection, we advised the Priest-in-Charge of this. She then submitted a further letter, as did the Broadway Parish Council and the Broadway Trust.

Further review

The position was discussed with the Diocesan Secretary, the Archdeacon and the Committee Chair, when it was agreed that the Glebe Agent should submit a further report to the Committee with his recommendation. This would be submitted to the Church Commissioners together with the letter from the Priest-in-Charge for its consideration. Notwithstanding the fact that the Parish Council and the Broadway Trust did not have a locus in the matter as far as the Church Commissioners were concerned, it was agreed that their letters should accompany the Priest-in-Charge's letter as contextual to the Priest-in-Charge and PCC's assessment of the impact on the local community of the proposed development. The PCC, the Parish Council and the Broadway Trust were to be encouraged to engage in the planning process when the time came.

Guidance of the Church Commissioners

The Parsonages and Glebe Manual includes the following guidance which is relevant to the Committee's considerations:

"A.4 Before entering into an agreement for the sale, lease or other disposal of any glebe land the DBF must:

(a) obtain a written report from a qualified surveyor (2) acting exclusively for the DBF; (b) advertise the proposed disposition for such period and in such manner as advised in the surveyor's report (unless (s)he has advised that it would not be in the best interests of the diocese to do so); and (c) obtain the surveyor's recommendation of the terms of the transaction (including any terms for safeguarding the amenities of the land).

If these criteria cannot be met but the DBF still wishes to proceed in respect of qualifying glebe, it must obtain the Commissioners' consent. For example, if it believes that accepting the highest offer as recommended in the surveyor's report would adversely affect the incumbent's ministry or would otherwise have a detrimental effect on the Church's reputation, the DBF may decide to accept a lower offer. In such circumstances an application should be made for the Commissioners' consent with a clear explanation of the Board's reasons."

"N.B. Dioceses should additionally ask the surveyor to report to them on any other matters which may be relevant in the circumstances, or on which it is felt that advice is needed.

It may not always be necessary to make a full planning application in order to test the development potential of glebe land prior to sale. Informal discussions with the relevant Local Authority's Planning Department would be sufficient in cases where the expected sale proceeds were small, although the Commissioners' consent would be required if the diocese decided not to follow its surveyor's advice in such cases."

The consideration of cases by the Commissioners

"16. Where a matter is referred to the Commissioners other than because there are objections and it is brought to the Committee, it is the Committee's duty to consider whether the transaction meets the basic criteria laid down by the EGM (e.g. whether a sale is on "reasonable and proper" terms or whether parsonage property is "not necessary for the convenient occupation of the incumbent" or "not required as the residence house of the benefice") and to decide whether or not to consent to the transaction. In considering any such matter, the Committee will be furnished with the details of the proposed transaction, together (in most cases) with confirmation that it is supported by a qualified surveyor acting on behalf of the diocese. The primary test which the Committee needs to examine is whether the transaction is in the best interests of the beneficiaries of the Diocesan Stipends Fund. Such "best interests" will usually, but not always, involve disposing of the property for the best possible price. However, the diocese and the Committee may take appropriate account of pastoral considerations, and specifically where church land may be affected by a particular transaction. The potential effect on the incumbent's ministry by opting for one course of action instead of another could be a relevant pastoral consideration though, for example, the fact that a proposed glebe transaction is unpopular with parishioners for essentially planning reasons would not normally be, in itself, a conclusive reason against it. It is not the Committee's role to seek to substitute its judgement for that of the local planning authority on the planning merits of the proposal."

Glebe Agent's Report

This report concludes that in his view, the Glebe Agent, without taking pastoral considerations into account, would support the agreement that has been proposed. (The relevant land is marked 17-16 on the accompanying plan.)

Recommendation

It is recommended that the committee weigh up in the light of the guidance received whether it should:

1. reaffirm its decision to accept the proposal received from Mactaggart & Mickel
2. but agree to refer the representations received to the Church Commissioners for its adjudication.

The Ven. Robert Jones, Archdeacon of Worcester

Stephen Lindner, Secretary, Diocesan Investment & Glebe Committee

12 December 2017

Section 20(5) of the Endowments and Glebe Measure 1976, as amended

Notice by Diocesan Board of Finance in relation to glebe land

Notice to an incumbent; a priest-in-charge (where a benefice has been suspended); or the churchwardens of the parish in which the affected land is situated, where a benefice is vacant and not suspended; team vicars and a member of a team living in a house which is affected by the proposals.

BENEFICE : Broadway with Wickhamford

PARISH : Broadway, St Michael and All Angels

DIOCESE: Worcester

The Diocesan Board of Finance hereby gives notice under Section 20(5) of the Endowments and Glebe Measure 1976 that it proposes to carry out the transaction detailed below relating to the following glebe property:

Promotion agreement on 32 acres of land off Evesham Road, Broadway (see map enclosed – edged blue)

Written notice of any objection to the proposal should be sent to the Secretary to the Worcester Diocesan Board of Finance at

The Old Palace, Deansway, Worcester WR1 2JE

before 24 November 2016

Please note that representations received after the notice period has expired will not be considered unless there are exceptional circumstances for doing so (e.g. postal strike, fax or email breakdown).

Name (please print)...Stephen Lindner.....

Capacity.....Secretary, Diocesan Investment and Glebe Committee

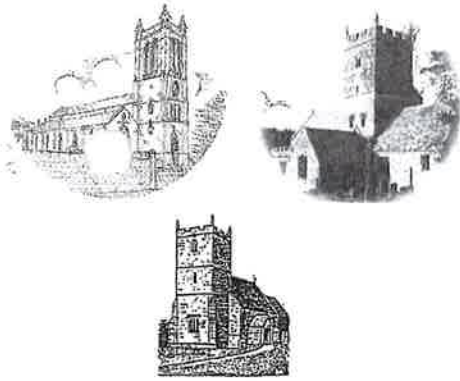
Signature.....

Date..... 31st October 2016

This notice is being sent to:

1. Incumbent of the benefice... ..
2. Team Vicars.....
.....
.....
3. Member of team ministry living in house affected (if any).....
- ✓4. Priest-in-chargeThe Revd Michelle Ward
- ✓5. PCC of the parish of...Broadway, St Michael & All Angels

N.B. When serving notice, the DBF is not required to give details of the specific terms of the proposed transaction. This is because representations can only be made with respect to the principle of the proposal. However, the notice must identify the property in question and refer to the type of transaction proposed, e.g. sale; lease; release of covenant etc.



**St Michael and All Angels' Church with St Eadburgha's Church, Broadway
and St John the Baptist Church, Wickhamford**

Revd M Ward

The Vicarage, Church Street Broadway Worcs, WR12 7AE

Charity Registration Number - 1129380

3 November 2017

Ref: Glebe Land – Promotion on 32 acres of land off Evesham Road, Broadway

Dear Robert,

I have been advised by Stephen Lindner that I need to write to you re Broadway PCC's official objection to the promotion of 32 acres of land off Evesham Road, Broadway to forward to the Church Commissioners for their reference.

Broadway PCC are very disappointed that the Glebe and Investments committee would take the decision to promote the land off Evesham road following the meeting with Archdeacon Robert Jones on 10th March 2017.

At the meeting where the archdeacon was present the case was presented by the Chair of the Parish Council, Representatives from the Broadway Trust and myself and the churchwardens.

We heard that 32 acres can be converted into 400 – 600 houses. This we feel would not only permanently link Broadway with Childswickham (soon to possibly join our benefice) but also destroy our village life and make Broadway into a town. Broadway is considered the jewel or heart of the Cotswolds and at this time is a village. The village is already struggling and bursting at the seams with the new houses. To add another 400-600 houses would push our existing amenities including the doctors and schools beyond their limits. To be frank we need more housing like we need a hole in the head.

Broadways population is overly filled with people in their retirement and holiday homes – we don't need any more of those either.

Following Chancel repair liability the church suffered a loss of numbers from the congregation and the good will of the village which we are only just starting to recover from. If this new development were to go ahead it would be seen not as the diocese but as the church doing this. People do not distinguish between the two and they would believe the church received the money and fundraising for parish share and running costs of the churches is already difficult would become much more so. We already struggle to pay more than two thirds of our parish share.

In Willersey a mile away similar arrangements have created a huge backlash and we wouldn't wish that to happen here.

In short we feel the need to consult not just Broadway PCC but also the Parish Council for their new neighbourhood plan and the Broadway Trust is essential for an informed decision to be made and also for it to be made clear that it is the diocese wishing to do this. This decision also impacts on Childswickham which at this time has not been consulted. The PCC feel this wouldn't be conducive to a warm welcome if we all become a benefice.

It is our belief the decision to promote this land and sell to a developer will stunt the mission and pastoral care in this village and we strongly object to it. Please can this matter be reconsidered and / or taken to arbitration.

Yours in Christ,



Revd Michelle Ward
Priest in charge

on behalf of the PCC

The Broadway Trust

Charitable Incorporated Organisation 1166355

c/o The Stone House

7 Leamington Road

Broadway

Worcs WR12 7EF



Attn S Lindner Esq

30th October 2017

The Church Commissioners

Diocesan Board of Finance

The Old Palace

Deansway

Worcester WR1 2JE

Dear Sirs

Land adjacent to Evesham Rd, Broadway, Worcs.

We are writing to follow up on the discussion held in Broadway on March 10th with the Archdeacon, attended by the Trust and other village representatives, regarding the above land holding.

The Trust are a long-established village charity with a substantial village membership, whose aims and objectives include the preservation and maintenance of the village character, beauty, and the rural nature of its surroundings.

Present position

We outlined at the meeting the very considerable amount of development that is already taking place, or is allocated for Broadway in the South Worcestershire Development Plan (SWDP). This already has serious implications for our schools, the doctors, and the village services and infrastructure. As an example, our sewage works are at capacity. Such was the level of objection to the scale of current development, that the village maintained objections up to the High Court.

It is not expected that the Housing Needs Survey (currently in hand) will identify any material unsatisfied housing need in Broadway, so in the light of a recent High Court judgement, further major development in Broadway cannot be supported.

Planning policies

You are no doubt aware that this site is not allocated for development in the SWDP up to 2028, and was rejected in the site assessment process. It lies in open countryside, outside the village development boundary, to which very restrictive development policies in the SWDP now apply. Wychavon District Council can now also demonstrate a very robust supply of housing development land, considerably in excess of the 5 year requirement.

Village sentiment

Since the meeting, very considerable progress has been made on the preparation of a Neighbourhood Plan, and we now have the results of a Village Survey, to which a significant proportion of the residents responded. This has demonstrated overwhelming support for the preservation of the character of the village (97% of respondents), the green spaces (95%), and the open countryside around. A very significant majority of the respondents rejected any further major development. These village responses are being reflected in the policies in the emerging Neighbourhood Plan.

Further major development – the consequences.

Broadway is often referred to as the 'Jewel in the Cotswolds' and has a worldwide reputation, and is a magnet for tourism which sustains the village economy. It is a well-established fact that tourists are primarily attracted by the beauty and character of the village and its countryside setting, much of which is in, or surrounded by, the Cotswolds Area of Outstanding Natural Beauty.

Any development of your Evesham Road site will result in unplanned urban sprawl, the loss of the strategic green gaps and countryside that surround our village, and the loss of the village character. Broadway would become a town virtually merged with Evesham !. This land is simply not a location for sustainable development - the conclusion reached in the analysis for the SWDP.

Consequently, the Trust have a very substantial and we believe well-founded objection to any proposed development of this land, - a view shared widely within the village.

We hope the Commissioners in considering this landholding, will give great weight to the wishes and circumstances of the village, and the very detrimental effect that any development of this land would have on the village character, its tourism, and its services and infrastructure, and not proceed with any proposals that might result in development.

Yours sincerely



Graham G Love FRICS

For The Broadway Trust

BROADWAY PARISH COUNCIL

Telephone: (01386) 854813
Email: broadway.parish.council@unicombox.co.uk
Clerk to the Council: K. BEASLEY
Chairman:

5 RUSSELL SQUARE
HIGH STREET
BROADWAY
WORCS. WR12 7AP

15th November 2017

Dear Sirs,

Glebe Land, 32 acres adjacent to Evesham Road, Broadway

Representatives from the Parish Council, along with other interested parties, attended a meeting held at Broadway vicarage on 10th March to discuss the above land. We are very disappointed to hear that the Glebe and Investment Committee have taken the decision to promote the said land for possible development.

The Parish Council very strongly objects to this proposal for the following reasons –

- The proposed site has not be allocated for development in the South Worcestershire Development Plan (SWDP) and was, in fact, rejected in the site assessment process.
- Broadway has already been allocated a considerable amount of development in the SWDP, and this will have a serious impact on the infrastructure and services within the village.
- The site lies outside the village development boundary and is in open countryside.
- Wychavon District Council can demonstrate a very robust supply of housing development land in excess of the five year demand.
- The Parish Council is currently in the process of producing its Neighbourhood Plan, and within the process a village survey questionnaire and housing needs have now been undertaken. This has indicated substantial support for the preservation of (a) the character of the village (97% of those who replied), and (b) the green spaces and open countryside (95%). A significant number of those who replied also rejected any further major developments within the village.

All members of the Parish Council, when informed of this decision, unanimously agreed to object to this proposal at its last meeting held on 19th October.

Yours Sincerely,



B.M. Parmenter
Chairman

