

## **Sustainability Response to the 'Planning Statement' P/2021/01/01658 from Wychnor Parish Meeting**

### **Land at Wychnor**

**15<sup>th</sup> March 2022**

#### **Introduction**

This is a response from Wychnor Parish Meeting regarding the sustainability of the proposed Kids Village and associated buildings, roadway, infrastructure, and landscaping.

Wychnor Parish Meeting comprises of residents who are representatives of the 45 homes in the village of Wychnor with at least 50% attendance at meetings. Wychnor has no shops or residential community facing facilities except for a Norman Church. Houses run along Wychnor Lane through the privately owned single traffic causeway and road which leads up to the Wychnor Park Golf and Country Club and The Grange [13 houses] and further houses beyond the proposed Kids Village [KV] site on the private road leading up to Yoxall. The Grange site is immediately adjacent to KV site and will be impacted considerably should planning be agreed. Wychnor residents and guests at the Golf and Country Club are challenged by their single access route from the A38, over a 90-degree canal bridge leading onto Wychnor Lane.

The Millennium Way runs through Wychnor, along Wychnor Lane and dissects through the middle of the field of the proposed planning application. Many local walkers, bird watchers and nature lovers are constant users of this important walkway.

#### **Site and Planning History**

The proposed application site is on the edge of a conservation area which includes Wychnor Park Country Club, some of which is grade 2 listed, The Grange, ignored in all the documentation submitted but immediately adjacent to the field. The track mentioned in the submitted planning documentation is currently providing access to sewerage/cesspit lorries for The Grange and access to the gardeners' paddock for the Country Club. A part of the land adjacent to the site belongs to the Country Club and this curves around the back of the site leading to a Grade I listed Ice House. None of this is mentioned in the documentation provided.

#### **The Proposed Development**

Residents at Wychnor embrace the need to support children and their families who are living with serious limiting illnesses. We recognise that the Fletcher family have personal experience of childhood severe illness through their daughter Sammie. We are surprised there is no evidence of need for the development included in the documentation. There would appear to be a number of existing holiday companies providing holidays for sick children [A guide to holidays | Childhood Eye Cancer Trust \(chect.org.uk\)](#) and charitable grants for holidays at Butlins, Haven and abroad [Inspire]. These listed holiday sites have many facilities, especially for siblings whereas the proposed development at Wychnor describes walks and limited activities at the Hive for recreation.

There are serious concerns about the proposed new access road which will not register on 'Sat Nav' applications resulting in visitors accessing the village at Wychnor Bridges. Wychnor Bridges and Catholme junctions from the A38 both have regular accidents. The parish meeting has been monitoring accidents at Wychnor Bridges and there is evidence of about an accident a month,

usually people leaving the A38 and misjudging the very tight turn onto Wychnor Lane. Please see separate transport report.

### **Planning Policy Context and Sustainable Development**

Sustainable development measurement incorporates three dimensions which are economic, social, and environmental and how the consideration of these three elements provides an assessment the impact of this proposed planning application on the land, the local residents and community and the local economy.

Using the words from the National Planning Policy Framework:

***A] What economic role does Kids Village plan to take? Does it contribute to building a strong responsive and competitive economy? Does it use the right type of land? Will it support growth and innovation, will it provide local infrastructure?***

While Kids Village will be creating 4 full time jobs it's hard to understand how Kids Village will contribute to the 'local' economy in Wychnor, but it could for Burton on Trent and surrounding villages. Unless restrictions are implemented through social value clauses that require those building the site, i.e., construction companies, to use local supply chains, local skilled workers, purchase from local suppliers and provide evidence and reports to the planners and Wychnor Parish meeting it's hard to see how this can be proven.

There is no evidence contained in this application of enhancement of local infrastructure, rather that it will put pressure and wear and tear on the Wychnor village roads and could cause more accidents. There is no evidence of innovation and growth as these holiday parks have been established in other inaccessible places.

It is hard to judge whether it's the right land. It floods, it's muddy, until recently it has been used to grow vegetables. It has poor access to transport links, has a gas main running through it, an important national walkway running through it, is adjacent to local residences and it is on the edge of a conservation area.

***B] What Social Role does Kids Village plan to take? Will it provide housing for future generations? Create a high-quality built environment, with accessible services that reflect the communities needs and support its health, social and cultural well-being?***

Kids Village plans to provide holidays for sick children, however there is no evidence of need, no evidence of what families want on holiday. Wychnor is very remote and from where they will be located it will be a 7-mile round trip to get a pint of milk. Clearly this planning does not concern the provision of housing for future generations and while it will create accessible services for holiday makers in the form of accessible buildings without evidence of need either for the proposed visitors or even the local people in Wychnor it's hard to see any direct support for health, social or cultural well-being. There is no added value or social benefit for local residents that is discernible.

***C] What environmental role does Kids Village plan to take? Will they be contributing to protecting and enhancing our natural, built, and historic environment? Will they improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy?***

This scheme will result in the development of a green field site. The site will provide buildings and pathways that will change the landscape and disrupt the biodiversity of the field.

Transportation in and out of the site is the biggest concern. It's hard to imagine that families will stay at the site the whole period of their holiday as especially if it's a family holiday with siblings they will want to visit local attractions. This will result in many more journeys in and out of Wychnor as will deliveries for groceries and possibly take-aways. Needs analysis with families would establish this. There is huge concern that the private link road will not be used as it will be more inconvenient to access in and out of Wychnor via Catholme junction, another dangerous junction [as mentioned previously]. Visitors to KV will inevitably use Wychnor Bridges and save the detour. It's hard to see how, without a completely new 'Tarmac' road using a different more direct route to the site, the planned transport approach is sustainable.

Residents have concerns that the scheme will impact on protected species, will impact on hedgerows and trees. However carefully planned this scheme is there will be inevitable impact on local wildlife and the ecosystem. Please see the separate report.

The East Staffordshire Local Plan requires that any new development outside 'settlement boundaries, which includes development, where an overriding need for the development to be in the countryside' can be demonstrated. There is no evidence of 'need' in the planning documents and the Planning Statement submitted by Kids Village that this type of development should be at Wychnor or any green site.

The new development will be seen by neighbouring dwellings at The Grange and in one instance a house will overlook KV should it proceed. Similarly existing holiday makers at Wychnor Country Club will see the development from the grounds.

There are many heritage concerns regarding this planning application. 1] The Scheduled remains at the Catholme Complex where a national monument will have a cellular road across the top of it. 2] Grade II listed buildings at The Grange, not mentioned in the application form. 3] Grade II listed buildings and walls at Wychnor Park Country Club, also not mentioned in the application. 4] The Ice House Grade I listed on the edge of the proposed site.

The heritage statements do not mention these sites and there has been no acknowledgement of what the impact could be.

Community involvement is mentioned in the documentation and the community is unaware of any workshops with them as described in The Planning Statement. One meeting was held with 5 people, but it was made clear that this was not an official meeting with the Parish Council. There have been reports that the door knocking and leaflet dropping has been largely at Wychnor Grange, the site adjacent to the development but not mentioned in the planning documentation. There are concerns that local residents have been ignored.

## **Conclusion**

Wychnor Parish meeting believes that this proposal does not constitute sustainable development as required by the NPPF and the East Staffordshire Local Plan. There is no benefit to the existing community socially, rather, real concerns regarding transport movements and access on Wychnor Lane due to increased traffic and potential danger. The planning documents state they will not be providing 'health' care at the Village – so also no benefit as required for planning. Therefore, with all of these concerns the Parish meeting believes that the planning application should be refused.