

**PRESENTATION TO BLOCKLEY PARISH COUNCIL  
ON BEHALF OF THE TRUSTEES OF PARHAM PARK TRUST (1984)  
16 January 2025**

**Introduction**

This presentation is prepared on behalf of the trustees of a charitable trust known as Parham Park Trust (1984) (registered charity no. 288828). **PPT** is the owner of the former allotment site at Station Road, Blockley known as **BK\_11** (which is the reference given to the site by the Cotswold District Council (**CDC**) as a prospective development site in its emerging Local Plan).

PPT's charitable objective is to preserve and maintain the Parham Estate, which includes a fine Grade I listed Elizabethan house, together with an outstanding 4 acre Walled Garden and Pleasure Grounds, which are open to the public. Further information about the House and Gardens can be obtained from its website [www.parhaminsussex.co.uk](http://www.parhaminsussex.co.uk).

**Background**

Many parish councillors may be aware that BK\_11 was formerly owned by Mrs Veronica Tritton (**VMT**). In 1992 VMT generously conveyed land adjoining BK\_11 to the Blockley Sports and Social Centre (**BSSC**), following a decision by another local landowner not to renew the lease of its then sports ground on land north of the village.

On VMT's death in 1993, VMT's remaining property (including the Parham Estate, the Northwick Business Centre and allotment land in Blockley) was bequeathed to PPT for its charitable purposes.

BK\_11 has been favourably identified as a site for future housing development by CDC through Strategic Housing and Economic Land Availability Assessments (known as the **SHELAA**).

PPT therefore entered into negotiations with the Blockley and District Allotment Association (with whom the trustees have always had excellent relations). This resulted in PPT granting the **BDAA** a 999 year lease over land known as BK\_12 to the north of BK\_11, which is now the new allotment site. The BDAA was not required to pay for this lease; PPT also made a grant to the BDAA to fund the

relocation to the new site and granted match-funding to pay for a new community cabin and waterless toilet.

As a result of assistance from VMT and PPT, both the BSSC and the BDAA now have the benefit of security of tenure over land in the village of Blockley (which they did not formerly have).

### **The Proposed Development**

An indicative Masterplan for the site is attached.

PPT has undertaken a considerable amount of technical work to determine the suitability and deliverability of BK\_11 for residential development and worked cooperatively with CDC, which has provided favourable pre-application advice with regard to the principle of future housing.

CDC has welcomed the fact that the current proposal has been landscape led and includes a low density approach to the south-western and north-eastern boundaries and a green/landscape area at the front of the site which reduces the visual impact of dwellings and helps to reinforce the rural character of this part of the settlement. CDC considers that the site could accommodate an appropriately designed scheme which will create an enhanced northeastern gateway into Blockley, making the village more attractive on this approach. The development will sit comfortably and integrate seamlessly into the Cotswold National Landscape, which would be respectful of its location on the edge of the settlement and would not result in a hard urban edge to the village.

CDC concurs that the proposed development could deliver 40 new homes and would not constitute 'major development' within the Cotswold National Landscape. 16 of the proposed 40 dwellings will be affordable houses.

### **Next Steps**

Comments from Blockley Parish Council are welcomed.

PPT intends to submit an application for outline planning permission in due course. PPT has confirmed to the planning department that the trustees will continue to work with CDC on the allocation and subsequent planning application for this site.