**GAYDON PARISH COUNCIL**

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22nd August 2015

Dear Mrs. Luckham,

Planning application no. 15/02452/FUL - Land adjacent to The Gaydon Inn, Banbury Road, Gaydon

Gaydon Parish Council (GPC), together with a considerable number of residents, discussed this application on 4th August 2015. GPC appreciates that Spitfire Properties has realised that the site is being overdeveloped and that it has accordingly reduced the number of dwellings that it proposes in this application.

However, not all of the issues raised with Andy Wilkins, who represented Spitfire Properties at our Parish Council meetings on 4th February 2015 and 23rd June, have been addressed and, therefore, this Parish Council has no alternative but to object strongly to this particular application. GPC would however look more favourably on an application that addresses the following issues:

1. **Lack of community facilities.**

At the GPC meetings on 4th February and 23rd June, residents and councillors made Andy Wilkins aware that the play area in Gaydon is inadequate (see Gaydon's Parish Plan) and GPC would like a play area on this site.  This community has lost 2 community assets; the Gaydon Inn pub and also this field which in previous years has been a venue for dog shows, village fetes, community fund raising bonfires, etc.  GPC would like the applicant to incorporate into this application a 'safe visible area' the approximate size of plots 6 and 7 combined. GPC would be prepared to adopt the area, fund the equipment to be installed on it, and arrange insurance

The current proposal does not promote a healthy community.  There is limited local green space and no community facilities both of which promote healthy communities.  This part of the NPPF and CS 24 Healthy Communities has clearly not been addressed in this design.

GPC suggest that this play area would need access from at least two points – from the development and to the rest of the village.

1. **The currently proposed mix of houses does not include a bungalow as requested.**

Despite making Andy Wilkins aware on 23rd June 2015 of the Parish requirement for market bungalows GPC note that none are included in this application.  Gaydon doesn't have many bungalows and has been criticised by residents in the past for not providing bungalows for elderly residents which would 'free up' 3, 4, 5 and 6 bedroom houses for families.  Residents on the Kineton Road have said that they would prefer bungalows on the high ground as this would assist with privacy and light pollution issues.  There is an identified need so why has this need not been addressed?  Policy CS.18 Housing Mix and Type.

1. **Concerns regarding surface drainage.**

GPC notes that the pond in the SW corner is to be ‘removed’ and that there are storage and piping solutions to surface water drainage. Water will then need to then travel uphill (by about a metre) as it crosses the Gaydon inn development and drains into the Banbury Road ditch. In order to move this water, a pumping system would be required. However, we have not been provided with any detail pertaining to this system, nor have we been informed of who would be responsible for its maintenance. In the opinion of GPC, the surface water drainage report submitted with this application does not address the issue since there is no 'pump' shown for moving the water from the lower levels to the Gaydon Inn car park exit pipe.  GPC request that the County Council as flood agent looks at this report and addresses our concerns.

* This application relies on the Banbury Road ditch for drainage!  Stratford District Council is probably not aware that there is currently a dispute between landowners and Warwickshire County Council regarding the maintenance of this important ditch.  Both claim that the other should be maintaining it.  Highways England has stated that landowners should be clearing it but another matter has now been brought to the attention of the Parish Council relating to security and the MOD.  GPC are waiting for the Secretary of State for Transport to confirm who should be maintaining it.  The ditch is badly overgrown and urgently in need of maintenance.
* An 1839 map shows a second pond on the site for this application – one already filled in (to the North) and one that is proposed to be filled in (to the South West).  The SW pond is still on the site but is shown filled-in on the recent planning application.  Before this development is approved, we request that Warwickshire County Council, as flood agent, carries out a comprehensive study of the area to ensure that the removal of this pond will not result in flooding damage to the Old House and the Old Bakehouse (grade II listed properties) or their grounds or the village of Gaydon. The pond has assisted in reducing the amount of water entering the grounds of the Old House and the village.  Michael Green from Warwickshire County Council is very familiar with the flooding issues that Gaydon village has faced as are local residents including the owners of ‘’Camelot’ who have erected a concrete based barricade to ensure that the water does not enter their property.  If you look at the geographical survey you will see that the lowest point is this pond.

1. **Concerns about Sewage.**

The 2012 Severn Trent Water Cycle report states that Gaydon has capacity for another 25 houses.  Since that report a planning application for 7 additional properties has been passed and the properties built**. T**he Haywards Development application has been approved for 14 properties and the District Council is currently considering an application for a further 2 dwellings.  Andy Wilkins has passed to this Parish Council a copy of an email from Severn Trent stating that there is capacity for this development.  GPC has not seen a revised Severn Trent Water Cycle Report that concurs with this. GPC will be requesting this from Severn Trent.  It is vital that this report is received and submitted as part of this application to assure residents that sewage will not be flooding into their homes as a result of this development.  SDC should have a copy of the 2012 Severn Trent Water Cycle Report which was submitted with the planning application for the barn conversions on the Kineton Road in 2013. Again this needs to be brought to the attention of the County Council as Flood Agent.

1. **Concerns regarding hedges/green spaces.**

The applicant’s ecology report recommends retaining all of the hedges and yet the plans clearly show the hedge on to the Kineton Road properties being removed.  This would reduce the amount of privacy these properties currently have and also cause light pollution issues.  It is imperative that this hedge remains.  The NPPF states that new developments should conserve and enhance the environment (CS 5).

One Significant tree is earmarked for removal (T12).  GPC request that this be replaced with a 'mature species' and not a sapling.

Ownership of hedges/green spaces.  GPC note that the plans show the Banbury Road hedge not being included within a property boundary, the green space and bushes behind plots 5, 6 and 7 not being included within the boundaries of the properties.  If this is the case, then these areas will require adoption by either the District Council or County Council for maintenance purposes.

**GPC also would like to make the following observations to further improve this development and make it a safer and more sustainable.**

1. **Parking.** Whilst each property appears to have 2 parking spaces there is very limited visitor parking (1 space in the courtyard). If more visitor parking is not provided then we envisage issues with 'bin lorries' mounting footways to navigate around parked vehicles.  This is a safety concern.
2. **Green sustainable energy.** The application talks about 'green technology' in the form of solar panels, ground heat pumps, etc.  This development will rely on electricity/oil/LPG (this was not mentioned in the application) and so it is important that this aspect is given full consideration. GPC have noted that the positioning and design of the properties means that solar panel technology will not be able to be adopted due to the proposed aspects of the rooves. Larger window spaces for many properties are also angled away from maximum solar benefit. There is no mention of how these properties will be heated.  This is a development designed in the 20th century and needs updating to incorporate all of the 'green sustainable' technology which is now available.  Policy DEV 8 and CS 2.
3. **Ownership of courtyard and road** for plots 5-8.  Again the plans indicate that these are private roads.  For maintenance purposes either the areas need including in the property details or the County Council will need to adopt these areas.
4. **Street lights.** GPC haven't seen a plan for street lighting but would like to state that GPC will not support street lighting on this development.
5. **Affordable housing for local need.** At the GPC meeting on 4th February Andy Wilkins said that the affordable housing would be allocated on a local basis.  If this application is approved GPC support this allocation process but would add that 'local basis' should mean priority for people with a connection to Gaydon parish.
6. **Road safety.** With so much additional traffic and with this additional point of exit and entry, (GPC estimate 76 vehicles per day although the applicant claims 27 departures and 25 arrivals making 52 vehicles per day), GPC believes that there needs to be safer provision for children using the bus stop (Warwick / Kingsley / Kings School) that is currently outside the Gaydon Inn. This is especially relevant as the B4100 (a relief road for the M40) is very busy, particularly at peak hours and when the M40 is closed (which has been at least 7 times in the past year).
7. **Access for emergency services.**  2 location points have been identified for 'bin collection'.  The assumption is that this is because the road will not be wide enough for the bin lorries to pick up from outside properties or turn round and exit the site. If 'bin lorries' are unable to visit every property what happens if the emergency services are required?

**Of additional note:**

**Public consultation.**  On 4th February Andy Wilkins was informed by residents that leaflets had not been distributed to properties as mentioned in the planning application.  Mr. Wilkins explained (Gaydon Parish Council minutes) that the leaflets referred to related to the Gaydon Inn planning application and not this application.  It appears that this has not been corrected in this application since residents have again complained about the error relating to leaflets which have not been delivered.

**Conclusion**

GPC are not opposed to the inherent development of this particular site and acknowledges that we must play our part to meet the housing needs of SDC and of our own residents. However, it is unfortunate that Spitfire Properties have not yet met the needs that were outlined clearly to them.

GPC will look favourably at a future application that endeavours to meet the concerns and requirements, outlined above, to ensure that the development is a positive asset to Gaydon.