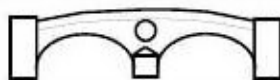


MAISEMORE PARISH COUNCIL



Planning Department
Tewkesbury Borough Council
Council Offices
Gloucester Road
Tewkesbury
Glos
GL20 5TT

16th April 2015

Dear Adrian

RE: OUTLINE APPLICATION 15/00131/OUT – LAND REAR OF RECTORY FARM, MAIN ROAD, MAISEMORE

Maisemore Parish Council has reviewed the application and in consultation with over 50 local residents the Parish Council would like to formally object to the application.

It is felt that this is an inappropriate development type and scale for Maisemore. The previous largest single development was for eight properties. In 1999 planning application reference 000508 for 20 houses to be built at the rear of Rectory Farm was refused due to a Highways objection. **Additionally** a previous planning application for one to two dwellings in the garden of Old House (directly opposite Rectory Farm entrance) was also refused on Highways issues.

The village is typified by individual distinctive dwellings in a wide variety of styles and construction materials and by very small scale development, so this development would alter the settlement character.

The Bell House Farm development along with four other known property developments would fulfil the development requirements for Maisemore in just one year. In addition, the Joint Core Strategy does not require individual developments of this scale - 2 to 3 new houses a year in Maisemore would be enough and this is the typical scale of new windfall sites in the village.

The proposed development is wholly outside the village boundary. There is no local need to justify this.

Sewerage in the village is at capacity. This could potentially be alleviated by constructing a new sewer, but this would require consent of the adjoining landowner.

The noise disturbance and light pollution these dwellings would create are likely to have an adverse impact on the residents of St Giles Court, The Ridings and the bungalows in Persh Way. There would be considerable loss of privacy as the new properties will be built at a higher level than the existing properties. The access road level should be no higher than the existing lane.

It is believed that to the West side of the main development there appears to be an aquifer that could hinder development of the land. It is also believed that there is a significant bat population in residence in the riding **stables which are proposed for demolition.**

Loss of one local business and the disruption of another undermines the categorisation of Maisemore as a service village. Development should be expected to strengthen the sustainability of the community, not damage it.

This development of 30 dwellings will increase traffic using the A417 and queuing at Over roundabout. Traffic load at Over roundabout already causes tailbacks, occasionally right through the village. If the A417 is flooded, this extra traffic will be diverted through lanes with inadequate capacity.

Despite our objection, then should this development be permitted we would require the following s106 contributions (in order of priority):

1. Increase the capacity of the sewerage and drainage systems
2. Lessen the impact of flooding closure of the A417
3. Improve speeding controls through the village
4. Village Hall improvements for storage, play facilities and landscaping
5. Assurance that there would be not increased burden on maintenance for the Parish Council
6. No need for a new centre of the village with a new play area

Yours sincerely

[REDACTED]

Chairman of Maisemore Parish Council