

Representation from Maisemore Parish Council on application 17/00514/OUT - Outline application for residential development of 60 units with all matters reserved for future consideration at Bell House Farm, Old Road, Maisemore, Gloucester, GL2 8HT

Democratic basis

Following a special meeting of Maisemore Parish Council, it was resolved unanimously to register the Council's opposition to this application and to urge Tewkesbury Borough Council to refuse it. The meeting was attended by 32 members of the public who had the opportunity to voice their concerns or support. At the end of this public participation, a show of hands demonstrated that residents were also unanimously opposed to it. This differs from the implication in the Statement of Community Involvement that there was some local support for the application.

The grounds for opposing the application, detailed below, include inappropriate overdevelopment in this small village, traffic issues, sewerage issues, lack of services, extension over the village boundary, a large excess of housing development over the disaggregated expectation for this village and a number of other matters.

Endorsement of other representations.

A number of residents have already made representations (Baddeley, Brearley, Burgess, Chamberlayne, Helme, Jones, Lane, Price, Rudgard, Scragg, Shaw and Wardle) and the Parish Council fully endorses these, which identify, amongst other things, a number of serious errors and omissions in the application documentation. The only exception to this endorsement is a single reference to Green Belt. There is no Green Belt round Maisemore, so this can be taken to mean open countryside outside the village boundary.

The Parish Council also fully endorses the representations made by Tewkesbury Borough Council's Urban Design Officer and by the Campaign to Protect Rural England.

The points made in the above representations should be taken as also being the views of Maisemore Parish Council and will not be repeated here, except where further detail is required.

The Council cannot, however, endorse the representation by Severn Trent Water, which appears not to be based on the known facts.

Inappropriate overdevelopment

Maisemore Parish Council considers the proposal to be inappropriate overdevelopment for Maisemore, which is a small village with less than 200 homes in the main part. Two major planning applications (15/00131/OUT and 14/00089/FUL) have already been approved, plus a further 4 single permissions implemented, adding 47 houses (>25%) to the village.

Maisemore consists mainly of individual or small groups of houses. The two major applications approved have already jeopardised this character. A further bolt-on estate of 60 houses would completely alter the nature and character of the settlement, which would be contrary to the NPPF and JCS. The proposal shows no respect for place.

The Tewkesbury Borough Council's disaggregation of the housing expectations in the JCS would give Maisemore 28 new homes over 20 years. It has already had permissions or implementations for 47. A further development of 60 houses would

mean Maisemore taking nearly 4 times as many houses as could reasonably be expected.

Traffic issues

The A417 is an M5 and M50 feeder road and also a diversionary route when there are incidents on the M5 between Tewkesbury and Gloucester. Even without the additional traffic arising from a diversion, the traffic through the village is heavy and often results in tailbacks from the Over roundabout (intersection of A40 & A417) right through the village and on to Hartpury. The Traffic Commissioner's Office has recently allowed an increase in the number of HGVs based at Overton Farm, just outside the village and there is the possibility of an 100,000 bird intensive poultry unit in the field adjacent to the application site, for which an Environment Agency permit is currently being sought. Hartpury College continues to expand and is a significant generator of traffic.

Although the village is in a 30mph speed limit, when there is not a tailback, traffic continues to speed through the village, despite the implementation of measures by the Parish Council to try to reduce this.

The additional traffic arising from the proposed development would have difficulty either getting out into a tailback or into traffic exceeding the speed limit.

The A417 is subject to flooding and consequent closure. When it's closed, all the traffic is forced on to small by-roads to reach either the A40 or A38. These roads are simply not capable of taking the traffic.

The NCN45 cycle and footway from Maisemore to Gloucester requires a bridge at one point where the river Severn has eaten into the bank and is now close to undermining the edge of the A417. A serious flood, high tide or greater than usual bore will sooner or later undermine the A417 and restrict it to a single lane. This is an inevitable result of neither the Environment Agency (responsible for the river) or the roads authority taking any preventative action.

Should this application receive consent, the location of pedestrian access would need to be linked to existing and/or new pavements and there should be pedestrian crossing over the A417, as required in the approval of application 15/00131/OUT for development of land behind Rectory Farm.

The access approved for the existing approval for Bell House Farm would not be suitable for a further 60 houses. The Parish Council is not aware of any traffic measurement taking place either for traffic volume or speed in relation to this application. Such measurement is required and it should be done during Hartpury College term time to get meaningful figures.

Sewerage issues

Maisemore has a sewerage problem - despite the representation from Severn Trent. At some point in the village, the storm water drains link to the sewers - and, in the case of some older houses, there was never any separation. The result is that after any heavy or prolonged rain, the sewers are surcharged with storm water and raw sewage is forced up through manholes at the lower end of the village - notably at the junction of The Rudge with the A417 and in the car park of the White Hart Inn.

Severn Trent are aware of this problem. Representatives have been to a Parish Council meeting and explained it in detail. The company has also been called out to deal with several recent incidents when the sewage was backed up 3 times already this month (December). The company has no plans to deal with the problem for at

least the next 10 years - so there should be no further development requiring connection to the sewers until Severn Trent resolve the issue.

The sewers at the top end of the village are very close to the surface, so it would be impossible to simply connect the houses in this development directly to the sewers and a pumping station would be required.

This application appears to conflict with the previous approval for development at Bell House Farm (14/00089/FUL), with roads overlaying sewage disposal facilities.

Lack of services

Maisemore is classified as a service village, although it has very limited services. The main reason for its classification is its nearness to Gloucester, but the pedestrian and cycle way to Gloucester was cut off for nearly a year as a result of damage to the bridgeway caused by the river Severn.

The only retail outlet in Maisemore is the coal yard. One business was forced to close and another to relocate as a result of the planning applications recently granted (particularly 15/00131/OUT).. There are a number of small businesses, but they are unlikely to offer any employment opportunities to new residents.

The bus service is hourly at best, but only during Hartpury College term time. There is no evening or Sunday service, and the service is more than halved out of term time. It does not provide a means for anyone to go to work in Gloucester or Tewkesbury.

There is no school. The vast majority of residents rely on their own cars to get to work, shops, school or to reach any other services.

Breaching the village boundary

Both the planning applications mentioned above breached the village boundary. This happened at a time when Tewkesbury Borough Council did not have a 5 year housing land supply so the saved housing policies were considered by the Planning Inspectorate to be out of date. That situation has now changed, so these saved policies can - and should - be used to refuse any further proposals for development outside the village boundary.

Affordable housing

There is a discrepancy between the proposal for 30% affordable housing and Tewkesbury Borough Council's target of 40%

There is, however, a problem with siting affordable housing in Maisemore. As described above, there is no possibility of living and working from a home in Maisemore without private transport. Affordable housing should be sited where there are adequate services and facilities within walking distance, and this cannot be achieved in Maisemore. Any development in Maisemore should be making a contribution to building affordable homes in locations where services are available.

The same arguments apply to retirement housing. As people age, they need to be less dependent on private transport and to have services close to hand. That is not possible in Maisemore.

Possible Intensive Poultry Unit

There is an application to the Environment Agency - as yet undecided - for a 100,000 bird intensive poultry unit in the field next to this proposed development. Maisemore Parish Council made representations against the grant of this permit and many of the

issues raised would be more significant for this development, should it go ahead, than for the existing dwellings.

Possible section 106 agreement.

Should this application be approved, there will need to be section 106 agreement or comparable undertaking. The Parish Council will notify Tewkesbury Borough Council of what the priorities for this are after a decision on the application has been made, but the basic priorities as set out in MPC's Planning Policy Document are:

- 1 Improvement of the drainage and sewerage systems in the village
- 2 Repair and maintenance of cycleway (NCN45 route between Over and Maisemore)
- 3 Road safety and the reduction of traffic speed
- 4 Environmental improvements

Supporting documents

Maisemore Parish Council's Planning Policy Document (PlanningPolicyDocument.doc).

Maisemore Parish Council's representation opposing application for an Environment Agency permit for an intensive poultry unit on the adjacent field (MPCsubmissiononEApermitapplication.doc).

Maisemore Parish Council's representation to the Traffic Commissioner's Office opposing the basing of additional HGVs at Overton Farm (MPCrepresentationtoTCO-permitapplicationOH0224142.doc).

Maisemore Parish Council's calculation of storm water generated by rainfall surcharging sewers (Stormwater.xls)

Photograph of sewage and stormwater emerging from manhole at lower end of Maisemore (Sewage and surcharging storm water emerging from manhole.jpg)