

ALDERTON PARISH COUNCIL

CLERK: Tamsin James, 9 Bowler Road, Northway, Tewkesbury, GL20 8RZ

24th March 2015

Lucy Wootton
The Planning Inspectorate
3/05
Temple Quay House
2The Square
Bristol
BS1 6PN

Dear Ms Wootton

**Re: APP/G1630/W/15/3004304
Land adjacent Gretton View, Alderton, Glos**

Alderton Parish Council wishes to make further comments regarding the above Appeal and these are in addition to those submitted to Tewkesbury Borough Council in a letter dated 15th December 2014.

Landscape Character and Appearance

Alderton Parish Council agrees completely with Tewkesbury Borough Council's Planning Committee conclusion to unanimously refuse the proposal.

Furthermore we agree with the expert opinion of the previous comments by the Borough Council's Landscape and Conservation officers that the re-submission be refused due to significant harm to the landscape and significant harm to the setting of the Grade II listed building, The Old Rectory. We also wish to further endorse the comments of many local people who have taken the trouble to detail their objections to the original submission, Appeal and this re-submission.

The proposal, as with the last iteration, remains:-

- (1) contrary to the NPPF (paragraph 14), section 7 (requiring good quality design), would result in significant harm in terms of the character and appearance of the surrounding area and landscape, continues to have a cramped appearance, is contrary to Section 66 as there is significant harm to the setting of the listed building (total destruction of the open, rural aspect)
- (2) Contrary to existing retained local plan policies, notably LND2 – special attention to be accorded to the protection and enhancement of the landscape character of the SLA
- (3) Contrary to emerging JCS policies SD7 (protection of landscape) and SD9 (conserve and enhance Historic Environment of designated heritage assets and their settings) – which (unlike at the last Appeal) can now be afforded significant weight having now gone to public consultation (given the low level of objection to them).

The site is not one selected in the draft Alderton Neighbourhood Development Plan for housing development for obvious reasons – due to the harm to the visual appearance of the landscape at this elevated site and the damage to the setting of the listed building, The Old Rectory. This is Grade II listed in order to facilitate that all aspects of its historical significance, including its setting, is preserved and enhanced. The siting of such a development will not allow this.

/Cont'd...

This building has been of significance throughout its history in Alderton and is well documented in local historical literature and continues to be employed for community events, second only to the Church. This significance may not have been detailed at the previous Appeal (as this had seemed unnecessary) but we should like to highlight it now.

In the objection letter dated 15th December 2014 the Parish Council highlighted the visibility of this site from the B4077 and nearby footpaths and quoted the Appeal Decision APP/G1630/A/14/2219972. The importance of the landscape in this vicinity is further emphasised in the recent Appeal decision (APP/G1630/A/14/2222147) and the Parish Council respectfully requests that the Inspector takes this decision into consideration. At point 21 the Inspector concluded that development to the west of Alderton "would not alter the character of Alderton" however development to the south east of the village would, "where the location is counter to the pattern of the settlement and does not benefit from the mitigating factors attributed to Beckford Road".

Above all else the Parish Council cannot see why the significant harm created by houses, again "shoe-horned into site" is of any useful benefit as the proposal seems to lack any merit in any aspect, as 4 houses are of negligible benefit in the context of the area's housing needs. The harm clearly outweighs the very minimal benefit by a great margin.

Highways

Further to the council's conclusions for refusal, the Parish Council does not believe that the new road meets the necessary safety standards for a private road for use by a refuse lorry, despite the comment from Highways which appears to be misguided. Gloucestershire Highways finally visited the site in February 2015 and measured the road width and found it to be <4m, which whilst suitable for the rare event of a fire engine needing access, is not deemed to be sufficient for a shared surface road or cul de sac, for the weekly usage by a refuse lorry and similarly sized delivery vehicles. A gate also opens right onto this narrow roadway and this has not been denoted in any submitted drawings. In summary it has not been demonstrated that the proposed development would not have a detrimental impact upon highway safety. The proposal is therefore contrary to policy TPT1 of the local plan and policy INF1 of the submission version of the JCS. Paragraph 32 of the NPPF specifically requires safe and suitable access for all people, including the disabled.

Flooding

Alderton suffered severely from flooding in 2007. The latest revised plan by the appellant does not appear at all convincing, both from calculation of areas, soil type, surface type (the permeable surfaces of the last iteration have now changed to new tarmac which is impermeable), hence the storage tank volume is severely underestimated. There is insufficient space in this cramped development for ponds etc or further tanks, access to the watercourse or from the point of view of ongoing maintenance (underground tanks shared between houses). It would appear to be contrary to both EVT5 (point 5 – there is no 8m access strip and oddly the planting of a group of ornamental shrubs right next to the watercourse (6.3 – of Appellant's own Landscape & Visual Impact Assessment) leading to inadequate access and EVT 9 (development proposals must demonstrate that appropriate provision has been made in their design for the onsite attenuation and treatment of surface water run-off in accordance with the environment agency's sustainable urban drainage systems criteria). Owing to various discrepancies in the latest submission of water storage tanks, relating to drainage calculations, no such overall complete demonstration has been made in the re-submission.

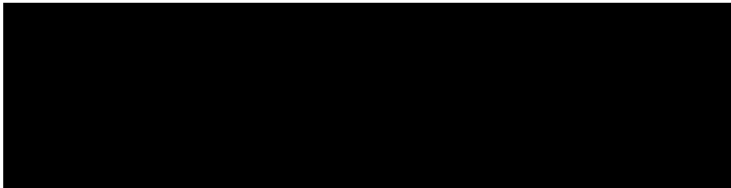
Other Matters

Furthermore the village has already accepted in one go (APP/G1630/A/13/2209001) more than its Service Village allocation of 46 houses (sufficient for 20 years under JCS policy) – where development has been preferred on the western side of the village and where the Parish Council would seek provision for further housing, for the period after 20 years, should there be further need.

The Parish Council would like to make a request of the Inspectorate: given the high frequency of "inaccuracies" in the various submissions from the Appellant, from the outset of this application, the Parish Council would like to receive copies of any final comments made by the Appellant ie copies of the same documentation as that to be sent to the Planning Inspectorate by 14th April. We would greatly appreciate the granting of this request.

Alderton Parish Council is greatly concerned with regard for the council tax payers of our community that Council and Inspectorate time and money is not wasted. It is surprising to say the least that such a near identical submission to that turned down so recently at Appeal has had to be reconsidered by Borough Council planning officers, Planning Committee and now the Inspectorate. This is now the third time that planning at this site has been refused by the Borough Council, and twice thus far on Appeal.

Yours sincerely



Clerk to Alderton Parish Council